Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | l for | sale |
|----------|---------|-------|------|
|----------|---------|-------|------|

| Address Including suburb and postcode | |
|---|--|
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$600,000 | & | \$660,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price*

| Median price | \$650,000 | Pro | perty Type | House | | Suburb | Upper Ferntree Gully |
|---------------|------------|-----|------------|-------|--------|--------|----------------------|
| Period - From | 01/05/2019 | to | 01/10/2019 | | Source | REIV | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| 1 | 8 Baldwin Av UPPER FERNTREE GULLY 3156 | \$672,120 | 25/05/2019 |
|---|--|-----------|------------|
| 2 | 16 Mast Gully Rd UPWEY 3158 | \$650,000 | 28/05/2019 |
| 3 | 15 Irene Av UPPER FERNTREE GULLY 3156 | \$637,500 | 11/05/2019 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 02/10/2019 00:07 |
|--|------------------|



Date of sale

^{*} The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



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Indicative Selling Price \$600,000 - \$660,000 **Median House Price ***

01/05/2019 - 01/10/2019: \$650.000 * Agent calculated median based on 3 sales

Elizabeth Dumonic





Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 1534 sqm approx

Agent Comments

Comparable Properties



8 Baldwin Av UPPER FERNTREE GULLY 3156

(REI/VG)



Price: \$672,120 Method: Auction Sale Date: 25/05/2019

Rooms: 5

Property Type: House (Res) Land Size: 1134 sqm approx



16 Mast Gully Rd UPWEY 3158 (REI/VG)





Method: Private Sale Date: 28/05/2019 Rooms: 6

Price: \$650.000

Property Type: House Land Size: 961 sqm approx



15 Irene Av UPPER FERNTREE GULLY 3156

(REI/VG)



Price: \$637,500 Method: Auction Sale Date: 11/05/2019 Rooms: 5

Property Type: House (Res) Land Size: 976 sqm approx

Account - Elite Women Real Estate | P: 0388024418





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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