

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Olivette Avenue, Upper Ferntree Gully Vic 3156

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 Property 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	Price	Date of sale
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

* 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.



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) Agent Comments



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) Agent Comments



Price: \$650,000

Method: Private Sale

Date: 28/05/2019

Rooms: 6

Property Type: House

Land Size: 961 sqm approx



15 Irene Av UPPER FERNTREE GULLY 3156 (REI/VG) Agent Comments



Price: \$637,500

Method: Auction Sale

Date: 11/05/2019

Rooms: 5

Property Type: House (Res)

Land Size: 976 sqm approx