

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 25 Old Belgrave Road, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$725,000 House X Unit Suburb Upper Ferntree Gully

Period - From 01/01/2017 to 31/12/2017 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	10 Ternes Rd UPWEY 3158	\$661,000	08/02/2018
2	22 Wynette Av UPPER FERNTREE GULLY 3156	\$655,000	10/11/2017
3	27 Ferndale Rd UPPER FERNTREE GULLY 3156	\$640,000	22/12/2017

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.



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Rooms:
Property Type: House
Land Size: 971 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
Year ending December 2017: \$725,000

Comparable Properties



10 Ternes Rd UPWEY 3158 (REI)

Agent Comments

3 2 2

Price: \$661,000
Method: Private Sale
Date: 08/02/2018
Rooms: -
Property Type: House
Land Size: 1290 sqm approx



22 Wynette Av UPPER FERNTREE GULLY 3156 (REI/VG)

Agent Comments

3 2 2

Price: \$655,000
Method: Private Sale
Date: 10/11/2017
Rooms: 5
Property Type: House
Land Size: 1296 sqm approx



27 Ferndale Rd UPPER FERNTREE GULLY 3156 (REI)

Agent Comments

4 1 2

Price: \$640,000
Method: Private Sale
Date: 22/12/2017
Rooms: -
Property Type: House
Land Size: 1325 sqm approx