

# 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 22 Janiesleigh Road, Upper Ferntree Gully

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$\*620,000 & \$682,000

### Median sale price

Median price \$668,500 Property type House Suburb Upper Ferntree Gully

Period - From 30/07/2018 to 29/07/2019 Source realestate.com.au

### 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 The Hwy, Upwey                           | \$584,000 | 06/06/2019   |
| 2 – 18 Old Belgrave Road, Upper Ferntree Gully | \$631,000 | 03/04/2019   |
| 3 – 38 Albert Street, Upper Ferntree Gully     | \$530,000 | 05/07/2019   |

This Statement of Information was prepared on: 13/09/2019