

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

11 William Street Upper Ferntree Gully VIC 3156

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Upper Ferntree
Gully

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

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 6 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

7 Talaskia Road Upper Ferntree Gully VIC 3156	\$725,000	10-Jul-20
3 Edward Street Upper Ferntree Gully VIC 3156	\$721,000	22-Jul-20
74 Griffiths Road Upwey VIC 3158	\$741,250	-

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 6 months.~~

This Statement of Information was prepared on: 24 August 2020

* REGISTER TO INSPECT * Buyers must register to inspect this property. Registering your details allows the seller to contact you about the property. Registering your details does not constitute an offer to sell the property. How to register: 1. Click the 'register' button 2. Enter your details 3. Click 'register' 4. Click 'register' 5. Click 'register' Don't miss out! Book an inspection today by registering your details. CoreLogic	7 Talaskia Road Upper Ferntree Gully VIC 3156 2 1 2	Sold Price \$725,000 Sold Date 10-Jul-20 Distance 0.21km
	3 Edward Street Upper Ferntree Gully VIC 3156 3 1 2	Sold Price ^{RS} \$721,000 Sold Date 22-Jul-20 Distance 0.55km
	74 Griffiths Road Upwey VIC 3158 3 1 3	Sold Price \$741,250 Sold Date - Distance 2.32km

RS = Recent sale

UN = Undisclosed Sale

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