

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

range between	\$740,000	&	\$790,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$571,250	*House	Y	Suburb or locality	Upper Ferntree Gully
Period - From	January	to	May	Source	www.rpdata.com

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 5 Belmont Avenue, Upwey	\$765,000	1 / 05 / 17
2: 23 Hilltop Road, Upper Ferntree Gully	\$775,000	20 / 02 / 17
3: 20 Seabreeze Avenue, Ferny Creek	\$745,000	20 / 02 / 17