

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

7 Irene Avenue 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

\$1,180,000

&

\$1,298,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Upper Ferntree
Gully

Period-from

01 Mar 2021

to

28 Feb 2022

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

9 Fern Road Upper Ferntree Gully VIC 3156	\$1,390,000	18-Nov-21
5 Ferguson Street Upwey VIC 3158	\$1,220,000	08-Dec-21
9 Walbundry Avenue Ferntree Gully VIC 3156	\$1,303,500	18-Dec-21

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: 01 March 2022


**9 Fern Road Upper Ferntree Gully
VIC 3156**
 5  3  1

Sold Price

\$1,390,000

Sold Date

18-Nov-21

Distance

1.81km

5 Ferguson Street Upwey VIC 3158
 4  2  2

Sold Price

\$1,220,000

Sold Date

08-Dec-21

Distance

1.18km

**9 Walbundry Avenue Ferntree Gully
VIC 3156**
 5  2  2

Sold Price

^{RS} **\$1,303,500**

Sold Date

18-Dec-21

Distance

2.33km
RS = Recent sale

UN = Undisclosed Sale

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