

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	28 Alexandra Street, Upper Ferntree Gully, VIC 3156
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Indicative selling price

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

Price Range	\$990,000	&	\$1,089,000
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Median sale price

Median price	\$858,000	Property Type	House	Suburb	Upper Ferntree Gully (3156)
Period - From	01/10/2023	to	30/09/2024	Source	PropTrack

Comparable property sales

A These are two 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
10 BALDWIN AVENUE, UPPER FERNTREE GULLY VIC 3156	\$1,000,000	04/09/2024
28 FERNDAL ROAD, UPPER FERNTREE GULLY VIC 3156	\$1,085,000	21/06/2024

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.

This Statement of Information was prepared on: 22/10/2024