

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 2 Acacia Road, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$840,000 & \$924,000

Median sale price

Median price \$685,000 Property type House Suburb Upper Ferntree Gully

Period - From 01/07/2019 to 30/06/2020 Source REIV

Comparable property sales

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. 89 Taldra Dr FERNTREE GULLY 3156	\$875,000	29/05/2020
2. 13 Sharna Crt FERNTREE GULLY 3156	\$860,000	22/04/2020
3. 8 Faversham Square FERNTREE GULLY 3156	\$917,000	08/02/2020

Source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

This Statement of Information was prepared on: 27/07/2020 13:02