

## 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

27 Ferny Creek Avenue Upper Ferntree Gully VIC 3156

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Upper Ferntree  
Gully

Period-from

01 Apr 2020

to

31 Mar 2021

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 Bayview Avenue Upwey VIC 3158	\$790,000	10-Dec-20
3 Morris Road Upwey VIC 3158	\$765,000	09-Oct-20
27 Ferndale Road Upper Ferntree Gully VIC 3156	\$745,000	12-Oct-20

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: 08 April 2021



**7 Bayview Avenue Upwey VIC 3158** Sold Price **\$790,000** Sold Date **10-Dec-20**

3 2 2

Distance **1.98km**



**3 Morris Road Upwey VIC 3158** Sold Price **\$765,000** Sold Date **09-Oct-20**

3 1 4

Distance **1.38km**



**27 Ferndale Road Upper Ferntree Gully VIC 3156** Sold Price **\$745,000** Sold Date **12-Oct-20**

2 1 2

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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