

## 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

13 Irene 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Upper Ferntree  
Gully

Period-from

01 Dec 2019

to

30 Nov 2020

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

46 Janiesleigh Road Upper Ferntree Gully VIC 3156	\$676,000	15-Oct-20
74 Hughes Street Tremont VIC 3785	\$680,000	03-Jul-20
35 Ternes Road Upwey VIC 3158	\$640,000	17-Jun-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: 01 December 2020



**46 Janiesleigh Road Upper  
Ferntree Gully VIC 3156**

3 1 4

Sold Price

<sup>RS</sup>

**\$676,000**

Sold Date

**15-Oct-20**

Distance

**0.36km**



**74 Hughes Street Tremont VIC  
3785**

3 2 1

Sold Price

**\$680,000**

Sold Date

**03-Jul-20**

Distance

**0.93km**



**35 Ternes Road Upwey VIC 3158**

3 1 2

Sold Price

**\$640,000**

Sold Date

**17-Jun-20**

Distance

**1.18km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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