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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

95 Old Belgrave Road Upper Ferntree Gully VIC 3156

3 1 1

Indicative Selling Price

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

Range between $600,000 & $660,000

Median Sale Price

$688,000 Houses in Upper ferntree gully between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



55 Alexander Avenue Upwey VIC 3158

2 2 2

Sold Price **$647,000** Sold Date **10-May-18**

Distance **1.17km**



68 Morris Road Upwey VIC 3158

3 1 2

Sold Price **$615,000** Sold Date **05-Apr-18**

Distance **1.35km**



7 Durang Road Upwey VIC 3158

2 1 1

Sold Price **$605,000** Sold Date **30-May-18**

Distance **1.47km**

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