

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 Olivette Avenue Upper Ferntree Gully VIC 3156

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Upper Ferntree
Gully

Period-from

01 Nov 2019

to

31 Oct 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
7 Talaskia Road Upper Ferntree Gully VIC 3156	\$725,000	10-Jul-20
11 William Street Upper Ferntree Gully VIC 3156	\$695,000	12-Sep-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: 30 November 2020



46 Janiesleigh Road Upper
Ferntree Gully VIC 3156

 3 1 4

Sold Price

RS \$676,000 Sold Date 15-Oct-20

Distance 0.32km



7 Talaskia Road Upper Ferntree
Gully VIC 3156

 2 1 2

Sold Price

\$725,000 Sold Date **10-Jul-20**

Distance 1.13km



11 William Street Upper Ferntree
Gully VIC 3156

 2 1 1

Sold Price

\$695,000 Sold Date **12-Sep-20**

Distance 1.33km

RS = Recent sale UN = Undisclosed Sale

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