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	63A Old Belgrave Road, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between	$600,000	&	$660,000

Median sale price

Median price	$710,000	House	X	~~Unit~~		Suburb	Upper Ferntree Gully
Period - From	01/04/2017	to	31/03/2018	Source	REIV		

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 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	25 Old Belgrave Rd UPPER FERNTREE GULLY 3156	$660,000	28/03/2018
2	1349 Burwood Hwy UPPER FERNTREE GULLY 3156	$650,000	12/01/2018
3	44 Willow Rd UPPER FERNTREE GULLY 3156	$600,000	17/01/2018

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 six months.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

63A Old Belgrave Road, Upper Ferntree Gully Vic 3156



2 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1220 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
Year ending March 2018: $710,000

Comparable Properties



25 Old Belgrave Rd UPPER FERNTREE GULLY 3156 (REI)

4 2 2

Price: $660,000
Method: Private Sale
Date: 28/03/2018
Rooms: -
Property Type: House
Land Size: 971 sqm approx

Agent Comments



1349 Burwood Hwy UPPER FERNTREE GULLY 3156 (REI/VG)

3 1 2

Price: $650,000
Method: Private Sale
Date: 12/01/2018
Rooms: 4
Property Type: House (Res)
Land Size: 984 sqm approx

Agent Comments



44 Willow Rd UPPER FERNTREE GULLY 3156 (VG)

1 - -

Price: $600,000
Method: Sale
Date: 17/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 803 sqm approx

Agent Comments

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