

## 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

42 ALBERT STREET 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

\$1,070,000

&

\$1,170,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Upper Ferntree  
Gully

Period-from

01 May 2021

to

30 Apr 2022

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

24 EDWARD STREET UPPER FERNTREE GULLY VIC 3156	\$1,100,000	28-Jan-22
6 RILEY ROAD UPWEY VIC 3158	\$1,090,000	08-Dec-21

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: 05 May 2022



**24 EDWARD STREET UPPER  
FERNTREE GULLY VIC 3156**

4 2 2

Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **28-Jan-22**

Distance **0.22km**



**6 RILEY ROAD UPWEY VIC 3158**

4 3 2

Sold Price **\$1,090,000** Sold Date **08-Dec-21**

Distance **1.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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