

## 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

36 Baldwin 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)

Range between

\$510,000

&

\$550,000

#### Median sale price

Median price

\$680,000

House

X

Unit

Suburb

Upper Ferntree  
Gully

Period - From

01/07/2016

to

30/06/2017

Source

REIV

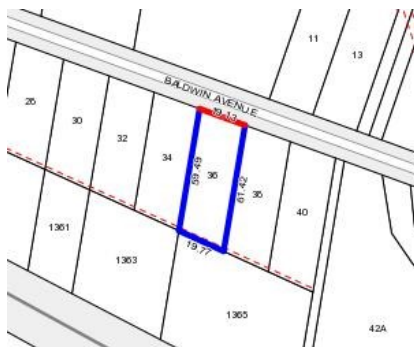
#### Comparable property sales (\*Delete A or B below as applicable)

**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	15 Alpine Av UPWEY 3158	\$550,000	17/05/2017
2	25 Mary St UPWEY 3158	\$535,000	03/06/2017
3	1415 Burwood Hwy UPWEY 3158	\$530,000	15/05/2017

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.~~



**Rooms:**  
**Property Type:** House  
**Land Size:** 1106 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$510,000 - \$550,000  
**Median House Price**  
 Year ending June 2017: \$680,000

## Comparable Properties



**15 Alpine Av UPWEY 3158 (VG)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Sale  
**Date:** 17/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1010 sqm approx

**25 Mary St UPWEY 3158 (VG)**

**Agent Comments**



**Price:** \$535,000  
**Method:** Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1813 sqm approx



**1415 Burwood Hwy UPWEY 3158 (VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Sale  
**Date:** 15/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1970 sqm approx