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 Ferndale Road, Upper Ferntree Gully, VIC 3156

Indicative selling price

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

Price Range	$800,000	&	$880,000

Median sale price

Median price	$822,000	Property Type	House	Suburb	Upper Ferntree Gully (3156)
Period - From	01/04/2022	to	31/03/2023	Source	pricefinder

Comparable property sales

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
15 FERN ROAD, UPPER FERNTREE GULLY VIC 3156	$800,000	26/04/2023
121 GLENFERN ROAD, FERNTREE GULLY VIC 3156	$850,000	29/05/2023
74 HUME STREET, UPWEY VIC 3158	$880,000	15/05/2023

This Statement of Information was prepared on: 12/06/2023