

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	1310 Burwood Highway, Upper Ferntree Gully Vic 3156

Indicative selling price

Property offered for sale

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

Range between	\$865,000	&	\$950,000
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Median sale price

Median price	\$680,000	Hou	se 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		
2		
3		

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.

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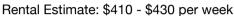




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Property Type: Hobby Farm < 20

ha

Land Size: 4314 sqm approx

Agent Comments

Indicative Selling Price \$865,000 - \$950,000 Median House Price Year ending June 2017: \$680,000

Comparable Properties

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