

### 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

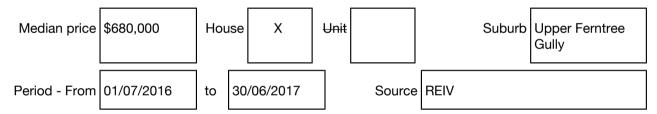
1353 Burwood Highway, Upper Ferntree Gully Vic 3156

#### Indicative selling price

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

Range between \$620,000	&	\$680,000
-------------------------	---	-----------

#### Median sale price



#### 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.

Ad	dress of comparable property	Price	Date of sale
1	58 Ferguson St UPWEY 3158	\$675,000	26/04/2017
2	101 Alexander Av UPWEY 3158	\$645,000	03/05/2017
3	9 Earl St UPWEY 3158	\$631,350	27/05/2017

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.

#### Account - Bell RE Belgrave | P: 03 9754 6888

propertydata

#### Generated: 26/09/2017 09:38

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.









Rooms: Property Type: Land Land Size: 935 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median House Price Year ending June 2017: \$680,000

## **Comparable Properties**



58 Ferguson St UPWEY 3158 (REI)

Price: \$675,000 Method: Private Sale Date: 26/04/2017 Rooms: 6 Property Type: House Land Size: 1248 sqm approx Agent Comments



101 Alexander Av UPWEY 3158 (REI/VG)



Price: \$645,000 Method: Private Sale Date: 03/05/2017 Rooms: 4 Property Type: House Land Size: 937 sqm approx



9 Earl St UPWEY 3158 (REI)



Price: \$631,350 Method: Private Sale Date: 27/05/2017 Rooms: -Property Type: House Land Size: 964 sqm approx Agent Comments

Agent Comments

Account - Bell RE Belgrave | P: 03 9754 6888

propertydata

#### Generated: 26/09/2017 09:38

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.

