Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode: 18 JONES AVENUE UPPER FERNTREE GULLY 3156

Indicative selling price

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

Range between $645,000 & $670,000

Median sale price

Median price $658,000 | House X | Unit | Suburb UPPER FERNTREE GULLY

Period - From 19 DEC 16 to 19 DEC 17 | Source CoreLogic RP DATA

Comparable property sales

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	4 Hughes Road Upper Ferntree Gully	$700,000	28 Oct 2017
2	59 Ternes Road Upwey	$680,000	28 Aug 2017
3	38 Alexander Avenue Upwey	$665,000	20 Sept 2017

Property data source: CoreLogic RP Data. Generated on 10 Februay 2018