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	7 RAILWAY AVENUE, UPPER FERNTREE GULLY VIC 3156

Indicative selling price

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

Range between	$560,000	&	$616,000

Median sale price

Median price	$665,000	House	X	Suburb	Upper Ferntree Gully
Period - From	24 Oct 2016	to	24 Oct 2017	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. 3 Selman Avenue, Upper Ferntree Gully	$610,000	10 Oct 2017
2. 6 Beilby Close, Upper Ferntree Gully	$600,000	21 Sep 2017
3. 2 Hilltop Road, Upper Ferntree Gully	$585,000	25 Aug 2017

Property data source: CoreLogic RP Data. Generated on 24 OCT 2017.