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	5 FERGUSON STREET UPWEY VIC 3158

Indicative selling price

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

Range between	$750,000	&	$810,000

Median sale price

Median price	$697,500	House	X	Suburb	UPWEY
Period - From	25 AUG 16	to	25 AUG 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
3 Bates Avenue Upper Ferntree Gully Vic 3156	$780,000	13 Jul 2017
3 Janiesleigh Road Upper Ferntree Gully Vic 3156	$775,000	11 Jul 2017
1 Bates Avenue Upper Ferntree Gully Vic 3156	$798,800	30 Jun 2017

Property data source: CoreLogic RP Data. Generated on 25 August 2017.

Additional information about comparable sales.



Upper Ferntree Gully 3 Bates Avenue **4 BED 3 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 764 m2



Upper Ferntree Gully 3 Janiesleigh Road **3 BED 2 BATH 1 CAR**

METHOD Private Sale
TYPE House
LAND 1347 m2



Upper Ferntree Gully 1 Bates Avenue **3 BED 2 BATH 3 CAR**

METHOD Private Sale
TYPE House
LAND 1012 m2

Property data source: CoreLogic RP Data. Generated on 25 August 2017