OBrien Real Estate

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	**2/66 OLD BELGRAVE ROAD UPPER FERNTREE GULLY VIC 3156**

Indicative selling price

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

Single price	$750,000

Median sale price

Median price	$647,500	House	X	NO UNIT MEDIAN AVAILABLE	Suburb: Upper Ferntree Gully
Period - From	8 Sept 2016	to	8 Sept 2017		Source: CoreLogic RP DATA

Comparable property sales

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.

Property data source: CoreLogic RP Data. Generated on 8 September 2017.