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	30 WYNETTE AVENUE UPPER FERNTREE GULLY

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price	$765,000	House	X	Unit	
Suburb	UPPER FERNTREE GULLY				
Period - From	01 APR 17	to	09 APR 18	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	Bed/Bath/Car	Land	Price	Sale Date
133 Terrys Avenue Tecoma	4 / 2 / 2	1113m2	$706,000	12 MAR 18

Property data source: CoreLogic RP Data. Generated on 26th April 2018.