Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	25 Edward Street Upper Ferntree Gully VIC 3156

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$950,000	&	$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	House	Suburb	Upper Ferntree Gully
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Belmont Avenue Upwey VIC 3158	$951,000	20-Jul-21
1A Irvine Street Upwey VIC 3158	$1,000,000	31-Jul-21
11 Birdwood Avenue Upwey VIC 3158	$1,030,000	10-Aug-21

OR

B* ~~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 6 months.~~

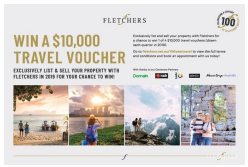
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14 Belmont Avenue Upwey VIC 3158 Sold Price **$951,000** Sold Date **20-Jul-21**

4 2 2 Distance **0.63km**



1A Irvine Street Upwey VIC 3158 Sold Price **$1,000,000** Sold Date **31-Jul-21**

4 2 4 Distance **1.6km**



11 Birdwood Avenue Upwey VIC 3158 Sold Price RS **$1,030,000** Sold Date **10-Aug-21**

4 2 2 Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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