

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

17 Waters Avenue, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$820,000 Property Type House Suburb Upper Ferntree Gully

Period - From 01/07/2022 to 30/06/2023 Source REIV

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 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	121 Glenfern Rd FERNTREE GULLY 3156	\$850,000	29/05/2023
2	43 Old Belgrave Rd UPPER FERNTREE GULLY 3156	\$836,000	20/04/2023
3	12 Beilby CI UPPER FERNTREE GULLY 3156	\$785,000	17/06/2023

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 six months.~~

This Statement of Information was prepared on:

11/10/2023 10:21



3 2 2

Property Type: House (Res)

Land Size: 859 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending June 2023: \$820,000

Comparable Properties



121 Glenfern Rd FERNTREE GULLY 3156 [Agent Comments](#)
(REI/VG)

3 2 1

Price: \$850,000

Method: Private Sale

Date: 29/05/2023

Property Type: House

Land Size: 735 sqm approx



43 Old Belgrave Rd UPPER FERNTREE GULLY 3156 [Agent Comments](#)
(REI/VG)

5 3 2

Price: \$836,000

Method: Private Sale

Date: 20/04/2023

Property Type: House

Land Size: 1036 sqm approx



12 Beilby CI UPPER FERNTREE GULLY 3156 [Agent Comments](#)
(REI/VG)

3 2 2

Price: \$785,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 905 sqm approx

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