

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 21 Rollings Road, Upper Ferntree Gully Vic 3156

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$838,000 Property Type House Suburb Upper Ferntree Gully

Period - From 01/10/2022 to 30/09/2023 Source REIV

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

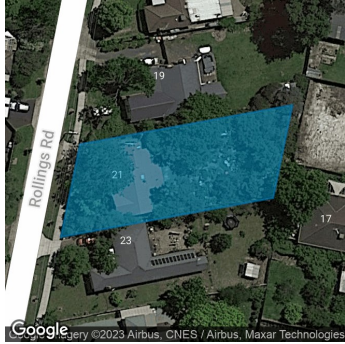
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	19 Clow Av UPPER FERNTREE GULLY 3156	\$700,000	17/06/2023
2	1397 Burwood Hwy UPWEY 3158	\$530,000	22/05/2023
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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: 21/11/2023 11:27



Property Type: House (Previously Occupied - Detached)
Land Size: 951 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
Year ending September 2023: \$838,000

Comparable Properties



19 Clow Av UPPER FERNTREE GULLY 3156 (REI/VG)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 734 sqm approx



1397 Burwood Hwy UPWEY 3158 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 22/05/2023
Property Type: House
Land Size: 901 sqm approx

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.