

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 24 Bates Avenue, Upper Ferntree Gully, VIC 3156

Indicative selling price

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

Price Range

\$780,000

&

\$850,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Ferntree Gully (3156)

Period - From

01/07/2022

to

30/06/2023

Source

PropTrack

Comparable property sales

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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
6 JONES AVENUE, UPPER FERNTREE GULLY VIC 3156	\$780,000	31/05/2023
15 FERN ROAD, UPPER FERNTREE GULLY VIC 3156	\$800,000	26/04/2023
43 OLD BELGRAVE ROAD, UPPER FERNTREE GULLY VIC 3156	\$836,000	20/04/2023

This Statement of Information was prepared on: 17/07/2023