

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

4 BALDWIN AVENUE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$824,000

Property type

House

Suburb

Upper Ferntree
Gully

Period-from

01 Jul 2022

to

30 Jun 2023

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

39 FERNY CREEK AVENUE UPPER FERNTREE GULLY VIC 3156	\$1,250,000	03-Jul-23
24 FERNDAL ROAD UPPER FERNTREE GULLY VIC 3156	\$1,180,000	18-Feb-23
1 BELBROOK ROAD UPWEY VIC 3158	\$1,165,000	05-Apr-23

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.~~

This Statement of Information was prepared on: 19 July 2023



**39 FERNY CREEK AVENUE UPPER
FERNTREE GULLY VIC 3156**

 4  2  4

Sold Price ^{RS} **\$1,250,000** Sold Date **03-Jul-23**

Distance **0.32km**

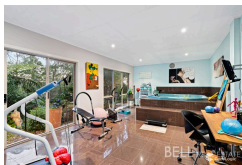


**24 FERNDALE ROAD UPPER
FERNTREE GULLY VIC 3156**

 4  2  3

Sold Price **\$1,180,000** Sold Date **18-Feb-23**

Distance **1.06km**



**1 BELBROOK ROAD UPWEY VIC
3158**

 4  3  2

Sold Price **\$1,165,000** Sold Date **05-Apr-23**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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