

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 18 Olivette Avenue, Upper Ferntree Gully VIC 3156

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$695,000 House ☒ Unit ☐ Suburb Upper Ferntree Gully

Period - From 01 / 10 / 2016 to 30 / 09 / 2017 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. 4 Jones Avenue, Upper Ferntree Gully VIC 3156	\$770,000	24 / 05 / 2017
2. 3 Janiesliegh Road, Upper Ferntree Gully VIC 3156	\$775,000	11 / 07 / 2017
3. 56 Baldwin Avenue, Upper Ferntree Gully VIC 3156	\$821,000	19 / 09 / 2017