

## 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

70 Torry Hill Road, Upwey Vic 3158

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000

&

\$590,000

#### Median sale price

Median price \$663,000

House

X

Unit

Suburb Upwey

Period - From 01/04/2017

to

30/06/2017

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	34 Martin St BELGRAVE 3160	\$590,000	10/08/2017
2	186 Mt Morton Rd BELGRAVE HEIGHTS 3160	\$582,000	13/04/2017
3	338 Glenfern Rd UPWEY 3158	\$575,000	27/05/2017

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 1203.058 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$540,000 - \$590,000  
**Median House Price**  
 June quarter 2017: \$663,000

## Comparable Properties



**34 Martin St BELGRAVE 3160 (REI)**

Agent Comments



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 10/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1028 sqm approx



**186 Mt Morton Rd BELGRAVE HEIGHTS 3160 (REI/VG)**

Agent Comments



**Price:** \$582,000  
**Method:** Private Sale  
**Date:** 13/04/2017  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 1821 sqm approx

**338 Glenfern Rd UPWEY 3158 (REI/VG)**

Agent Comments



**Price:** \$575,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1200 sqm approx