

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

64 Alexander Avenue, Upwey Vic 3158

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$680,000

House

X

Unit

Suburb

Upwey

Period - From

01/07/2017

to

30/09/2017

Source

REIV

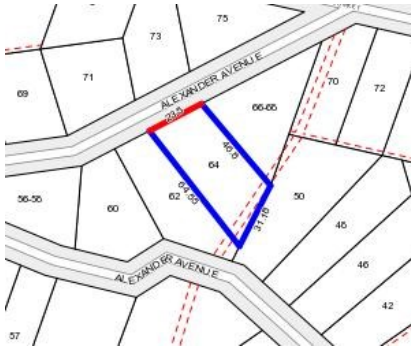
Comparable property sales (*Delete A or B below as applicable)

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	29 Kaola St BELGRAVE 3160	\$600,000	15/05/2017
2	99 Old Belgrave Rd UPWEY 3158	\$595,000	27/06/2017
3	34 Martin St BELGRAVE 3160	\$590,000	10/08/2017

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 (Previously Occupied - Detached)

Land Size: 1363 sqm approx

Agent Comments

Comparable Properties



29 Kaola St BELGRAVE 3160 (REI)

Agent Comments

3 1 2

Price: \$600,000

Method: Private Sale

Date: 15/05/2017

Rooms: 8

Property Type: House

Land Size: 1024 sqm approx



99 Old Belgrave Rd UPWEY 3158 (REI/VG)

Agent Comments

3 1 1

Price: \$595,000

Method: Private Sale

Date: 27/06/2017

Rooms: 4

Property Type: House

Land Size: 1700 sqm approx



34 Martin St BELGRAVE 3160 (REI)

Agent Comments

3 1 1

Price: \$590,000

Method: Private Sale

Date: 10/08/2017

Rooms: -

Property Type: House

Land Size: 1028 sqm approx