

## 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

55 Alexander Avenue, 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

\$550,000

&

\$605,000

#### Median sale price

Median price

\$695,000

House

X

Unit

Suburb

Upwey

Period - From

01/04/2017

to

31/03/2018

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 Oakland Av UPWEY 3158	\$590,000	08/03/2018
2	44 Monbulk Rd BELGRAVE 3160	\$575,000	27/12/2017
3	64 Alexander Av UPWEY 3158	\$562,500	27/11/2017

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.



3 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1900 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$550,000 - \$605,000  
**Median House Price**  
 Year ending March 2018: \$695,000

## Comparable Properties



**4 Oakland Av UPWEY 3158 (REI)**

**Agent Comments**

3 1 1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 08/03/2018  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 1428 sqm approx



**44 Monbulk Rd BELGRAVE 3160 (REI)**

**Agent Comments**

3 1 -

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 27/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1170 sqm approx



**64 Alexander Av UPWEY 3158 (REI)**

**Agent Comments**

3 1 2

**Price:** \$562,500  
**Method:** Private Sale  
**Date:** 27/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1363 sqm approx