

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

13 Brooking Street, Upwey Vic 3158

Indicative selling price

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

Range between

\$800,000

&

\$860,000

Median sale price

Median price

\$716,500

House

X

Unit

Suburb

Upwey

Period - From

01/07/2017

to

30/06/2018

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	15 Brookside St UPWEY 3158	\$860,000	05/02/2018
2	77 Ternes Rd UPWEY 3158	\$830,000	25/06/2018
3	415 Glenfern Rd UPWEY 3158	\$809,300	19/03/2018

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:** 1004 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$860,000

Median House Price

Year ending June 2018: \$716,500

Comparable Properties

**15 Brookside St UPWEY 3158 (VG)**

Agent Comments

**Price:** \$860,000**Method:** Sale**Date:** 05/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 1745 sqm approx**77 Ternes Rd UPWEY 3158 (REI)**

Agent Comments

**Price:** \$830,000**Method:** Private Sale**Date:** 25/06/2018**Rooms:** -**Property Type:** House**Land Size:** 1397 sqm approx**415 Glenfern Rd UPWEY 3158 (REI/VG)**

Agent Comments

**Price:** \$809,300**Method:** Private Sale**Date:** 19/03/2018**Rooms:** 10**Property Type:** House**Land Size:** 988 sqm approx