

# 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

77 Ternes 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 \$770,000

&

\$847,000

### 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	415 Glenfern Rd UPWEY 3158	\$809,300	19/03/2018
2	1 Florence Av UPWEY 3158	\$785,000	01/02/2018
3	25 Deans Rd UPWEY 3158	\$780,000	25/04/2018

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:** 1396 sqm approx

Agent Comments

**Indicative Selling Price**

\$770,000 - \$847,000

**Median House Price**

Year ending March 2018: \$695,000

## Comparable Properties

**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**1 Florence Av UPWEY 3158 (REI/VG)**

Agent Comments

**Price:** \$785,000**Method:** Private Sale**Date:** 01/02/2018**Rooms:** -**Property Type:** House**Land Size:** 1210 sqm approx**25 Deans Rd UPWEY 3158 (VG)**

Agent Comments

**Price:** \$780,000**Method:** Sale**Date:** 25/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 1407 sqm approx