

# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb or locality andpostcode

15 Acacia Avenue, Upwey Vic 3158

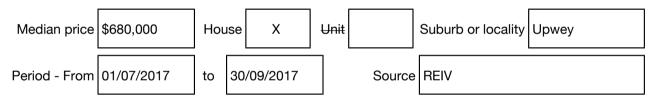
### Indicative selling price

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

Range between \$590,000

&

#### Median sale price



\$649.000

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

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	10 Fuller St BELGRAVE 3160	\$634,080	23/08/2017
2	70 Torry Hill Rd UPWEY 3158	\$630,000	22/09/2017
3	31 Mcnicol Rd TECOMA 3160	\$620,000	28/08/2017

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

## Account - Barry Plant | P: 03 5968 4522

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.