

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	2 Roma Pde UPWEY 3158	\$762,500	10/05/2018
2	118 Old Belgrave Rd UPWEY 3158	\$715,000	28/07/2018
3	42 Grey St BELGRAVE 3160	\$715,000	04/06/2018

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: 1425 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 June quarter 2018: \$761,250

Comparable Properties



2 Roma Pde UPWEY 3158 (REI)

Agent Comments



Price: \$762,500
Method: Private Sale
Date: 10/05/2018
Rooms: -
Property Type: House
Land Size: 1640 sqm approx



118 Old Belgrave Rd UPWEY 3158 (REI)

Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 969 sqm approx



42 Grey St BELGRAVE 3160 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 04/06/2018
Rooms: 10
Property Type: House
Land Size: 913 sqm approx