

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

15 Ferndale Avenue, Upwey Vic 3158

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$761,250

House

X

Unit

Suburb

Upwey

Period - From

01/04/2018

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	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