

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 Ternes Road, Upwey Vic 3158

Indicative selling price

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

Range between \$840,000

&

\$880,000

Median sale price

Median price \$680,000

House

X

Unit

Suburb Upwey

Period - From 01/07/2017

to

30/09/2017

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	11 Lilian St UPWEY 3158	\$875,000	18/09/2017
2	11 Creekbank St UPWEY 3158	\$845,000	25/05/2017
3	425 Glenfern Rd UPWEY 3158	\$841,500	02/06/2017

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:
 Agent Comments

Indicative Selling Price
 \$840,000 - \$880,000
Median House Price
 September quarter 2017: \$680,000

Comparable Properties



11 Lilian St UPWEY 3158 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 18/09/2017
Rooms: 20
Property Type: House
Land Size: 916 sqm approx



11 Creekbank St UPWEY 3158 (REI/VG)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 25/05/2017
Rooms: -
Property Type: House
Land Size: 1948 sqm approx



425 Glenfern Rd UPWEY 3158 (REI/VG)

Agent Comments



Price: \$841,500
Method: Private Sale
Date: 02/06/2017
Rooms: 7
Property Type: House
Land Size: 1311 sqm approx