

# 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	1/1468 Burwood Highway, Upwey Vic 3158
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$650,000	&	\$700,000
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### 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	17 Douglas St UPWEY 3158	\$692,000	23/08/2017
2	11 Laurie Av TECOMA 3160	\$665,000	13/10/2017
3	241 Glenfern Rd UPWEY 3158	\$652,500	11/07/2017

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**  
\$650,000 - \$700,000  
**Median House Price**  
September quarter 2017: \$680,000

## Comparable Properties



**17 Douglas St UPWEY 3158 (REI/VG)**

**Agent Comments**



**Price:** \$692,000  
**Method:** Private Sale  
**Date:** 23/08/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 994 sqm approx



**11 Laurie Av TECOMA 3160 (REI)**

**Agent Comments**



**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 13/10/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 571 sqm approx



**241 Glenfern Rd UPWEY 3158 (REI/VG)**

**Agent Comments**



**Price:** \$652,500  
**Method:** Auction Sale  
**Date:** 11/07/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 887 sqm approx