

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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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

Range between	\$650,000	&	\$700,000

Median sale price

Median price	\$680,000	Hou	ıse 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.

Add	dress 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

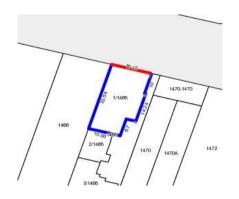
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Bell RE Belgrave | P: 03 9754 6888







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

Comparable Properties



17 Douglas St UPWEY 3158 (REI/VG)

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Price: \$692,000 **Method:** Private Sale **Date:** 23/08/2017

Rooms: 5

Property Type: House **Land Size:** 994 sqm approx

Agent Comments



11 Laurie Av TECOMA 3160 (REI)

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Price: \$665,000 Method: Private Sale Date: 13/10/2017

Rooms: 7

Property Type: House Land Size: 571 sqm approx **Agent Comments**



241 Glenfern Rd UPWEY 3158 (REI/VG)

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A 3

Price: \$652,500 **Method:** Auction Sale **Date:** 11/07/2017

Rooms: 4

Property Type: House (Res) **Land Size:** 887 sqm approx

Agent Comments

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