

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

14 Wright Avenue, Upwey Vic 3158

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$680,000 House X Unit Suburb Upwey

Period - From 01/07/2017 to 30/09/2017 Source REIV

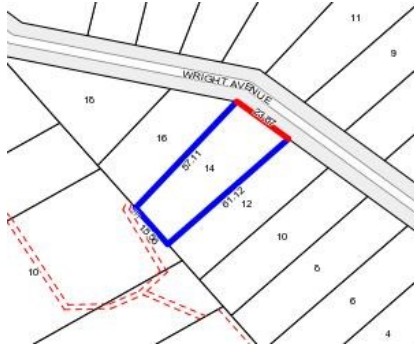
Comparable property sales (*Delete A or B below as applicable)

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 | 14 Belbrook Rd UPWEY 3158 | \$660,000 | 26/07/2017 |
| 2 | 19 Peters Rd BELGRAVE 3160 | \$636,000 | 07/07/2017 |
| 3 | 70 Torry Hill Rd UPWEY 3158 | \$630,000 | 22/09/2017 |

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: House (Previously Occupied - Detached)
Land Size: 1247 sqm approx
Agent Comments

Indicative Selling Price
 \$630,000 - \$680,000
Median House Price
 September quarter 2017: \$680,000

Comparable Properties



14 Belbrook Rd UPWEY 3158 (REI)

Agent Comments

5 1 2

Price: \$660,000
Method: Private Sale
Date: 26/07/2017
Rooms: 6
Property Type: House
Land Size: 1026 sqm approx



19 Peters Rd BELGRAVE 3160 (VG)

Agent Comments

3 - -

Price: \$636,000
Method: Sale
Date: 07/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 1016 sqm approx



70 Torry Hill Rd UPWEY 3158 (REI)

Agent Comments

3 1 -

Price: \$630,000
Method: Private Sale
Date: 22/09/2017
Rooms: -
Property Type: House
Land Size: 1203 sqm approx