

## 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

291 Glenfern Road, Upwey Vic 3158

## Indicative selling price

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

Range between

\$580,000

&amp;

\$635,000

## Median sale price

Median price

\$652,000

House

X

Unit

Suburb

Upwey

Period - From

01/10/2016

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	241 Glenfern Rd UPWEY 3158	\$652,500	11/07/2017
2	70 Torry Hill Rd UPWEY 3158	\$630,000	22/09/2017
3	34 Martin St BELGRAVE 3160	\$590,000	10/08/2017

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.



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**Rooms:**

**Property Type:** House (Res)

**Land Size:** 783 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

3 2 3

**Price:** \$652,500

**Method:** Auction Sale

**Date:** 11/07/2017

**Rooms:** 4

**Property Type:** House (Res)



**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



**34 Martin St BELGRAVE 3160 (REI)**

Agent Comments

3 1 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 10/08/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 1028 sqm approx