

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

38 Hume Street, Upwey VIC 3158

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$750,000 & \$825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$631,350 *House *Unit Suburb Upwey

Period - From 01 / 08 / 2017 to 28 / 08 / 2017 Source Realestate.com.au

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. 62 Ferguson Street, Upwey VIC 3158	\$755,062	31 / 07 / 2017
2. 13 Alexander Avenue, Upwey VIC 3158	\$815,000	02 / 08 / 2017
3. 5 Belmont Avenue, Upwey VIC 3158	\$765,000	01 / 05 / 2017