

# 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

58 Morris 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 \$660,000

&

\$726,000

### Median sale price

Median price \$695,000

House

X

Unit

Suburb Upwey

Period - From 01/04/2017

to

31/03/2018

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	22 Deans Rd UPWEY 3158	\$695,000	23/05/2018
2	42 Mahony St UPWEY 3158	\$685,000	27/02/2018
3	342 Glenfern Rd UPWEY 3158	\$680,000	13/03/2018

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:** 1055 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$660,000 - \$726,000  
**Median House Price**  
 Year ending March 2018: \$695,000

## Comparable Properties



**22 Deans Rd UPWEY 3158 (REI)**

Agent Comments



**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 23/05/2018  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 1021 sqm approx



**42 Mahony St UPWEY 3158 (REI/VG)**

Agent Comments



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 27/02/2018  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 851 sqm approx



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

Agent Comments



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 13/03/2018  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 1216 sqm approx