

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$660,000	&	\$726,000

Median sale price

Median price	\$695,000	Hou	ıse 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.

Add	dress 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.















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)









Price: \$695,000 Method: Private Sale Date: 23/05/2018 Rooms: 10

Property Type: House

Land Size: 1021 sqm approx

Agent Comments



42 Mahony St UPWEY 3158 (REI/VG)





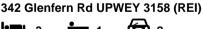


Agent Comments

Price: \$685,000 Method: Private Sale Date: 27/02/2018 Rooms: 10

Property Type: House Land Size: 851 sqm approx

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Agent Comments

Price: \$680,000 Method: Private Sale Date: 13/03/2018 Rooms: 10

Property Type: House Land Size: 1216 sqm approx

Account - Bell RE Belgrave | P: 03 9754 6888





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