

# 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

10 Ternes Road, Upwey VIC 3156

### Indicative selling price

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

Range between \$570,000 & \$620,000

### Median sale price

Median price \$723,000 House ☒ Unit ☐ Suburb Upwey

Period - From 01 / 10 / 2017 to 31 / 12 / 2017 Source REIV

### Comparable property sales

**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. 48 Alexander Avenue, Upwey VIC 3158	\$585,000	12 / 12 / 2017
2. 7 Grandview Crescent, Upper Ferntree Gully VIC 3156	\$600,000	17 / 11 / 2017
3. 4 Roma Parade, Upwey VIC 3158	\$600,000	02 / 11 / 2017