

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



68 MORRIS ROAD, UPWEY, VIC 3158

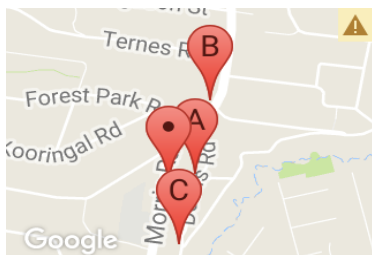
 3  1  1

Indicative Selling Price

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

Price Range: **\$560,000 to \$616,000**

MEDIAN SALE PRICE



UPWEY, VIC, 3158

Suburb Median Sale Price (House)

\$682,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



9 DEANS RD, UPWEY, VIC 3158

 2  1  2

Sale Price

***\$555,000**

Sale Date: 20/12/2017

Distance from Property: 90m



59 MORRIS RD, UPWEY, VIC 3158

 2  1  3

Sale Price

\$642,000

Sale Date: 13/10/2017

Distance from Property: 318m



29 DEANS RD, UPWEY, VIC 3158

 2  1  2

Sale Price

\$543,000

Sale Date: 30/09/2017

Distance from Property: 229m



This report has been compiled on 06/03/2018 by Craig Taylor. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

68 MORRIS ROAD, UPWEY, VIC 3158

Indicative selling price

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

Price Range:

\$560,000 to \$616,000

Median sale price

Median price

\$682,500

House

X

Unit


Suburb

UPWEY

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
9 DEANS RD, UPWEY, VIC 3158	*\$555,000	20/12/2017
59 MORRIS RD, UPWEY, VIC 3158	\$642,000	13/10/2017
29 DEANS RD, UPWEY, VIC 3158	\$543,000	30/09/2017