

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

1 Florence Avenue, Upwey Vic 3158

Indicative selling price

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

Range between

\$745,000

&

\$785,000

Median sale price

Median price

\$723,000

House

X

Unit

Suburb

Upwey

Period - From

01/10/2017

to

31/12/2017

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	3 Bates Av UPPER FERNTREE GULLY 3156	\$780,000	08/09/2017
2	62 Ferguson St UPWEY 3158	\$755,062	31/07/2017
3	49 Ternes Rd UPWEY 3158	\$745,000	15/11/2017

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.



4 2 0

Rooms:
Property Type: House
Land Size: 1209 sqm approx
Agent Comments

Indicative Selling Price
\$745,000 - \$785,000
Median House Price
December quarter 2017: \$723,000

Comparable Properties



3 Bates Av UPPER FERNTREE GULLY 3156 (VG)

Agent Comments

4 - -

Price: \$780,000
Method: Sale
Date: 08/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 764 sqm approx



62 Ferguson St UPWEY 3158 (REI/VG)

Agent Comments

4 3 -

Price: \$755,062
Method: Private Sale
Date: 31/07/2017
Rooms: 7
Property Type: House
Land Size: 2302 sqm approx



49 Ternes Rd UPWEY 3158 (REI)

Agent Comments

3 2 2

Price: \$745,000
Method: Private Sale
Date: 15/11/2017
Rooms: -
Property Type: House
Land Size: 1278 sqm approx