

# 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

46-48 Royal Street, 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 \$790,000

&

\$869,000

### Median sale price

Median price \$680,000

House

X

Unit

Suburb Upwey

Period - From 01/07/2017

to

30/09/2017

Source REIV

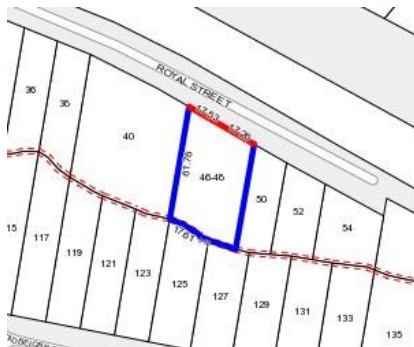
### Comparable property sales (\*Delete A or B below as applicable)

**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	11 Creekbank St UPWEY 3158	\$845,000	25/05/2017
2	425 Glenfern Rd UPWEY 3158	\$841,500	02/06/2017
3	7 School La FERNY CREEK 3786	\$825,000	27/04/2017

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1822 sqm approx

Agent Comments

**Indicative Selling Price**

\$790,000 - \$869,000

**Median House Price**

September quarter 2017: \$680,000

## Comparable Properties

**11 Creekbank St UPWEY 3158 (REI/VG)**

Agent Comments

**Price:** \$845,000**Method:** Private Sale**Date:** 25/05/2017**Rooms:** -**Property Type:** House**Land Size:** 1948 sqm approx**425 Glenfern Rd UPWEY 3158 (REI/VG)**

Agent Comments

**Price:** \$841,500**Method:** Private Sale**Date:** 02/06/2017**Rooms:** 7**Property Type:** House**Land Size:** 1311 sqm approx**7 School La FERNY CREEK 3786 (REI/VG)**

Agent Comments

**Price:** \$825,000**Method:** Private Sale**Date:** 27/04/2017**Rooms:** 5**Property Type:** House**Land Size:** 1802 sqm approx