

### 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

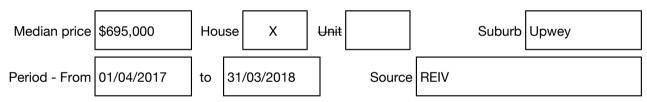
rss | 13 Effie Avenue, Upwey Vic 3158 nd de |

#### Indicative selling price

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

Range between	\$695,000	&	\$760,000

#### Median sale price



#### 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	65 Morris Rd UPWEY 3158	\$760,000	16/05/2018
2	14 Highcliff Rd UPWEY 3158	\$740,000	13/03/2018
3	38 Hazel Gr TECOMA 3160	\$728,000	07/02/2018

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.

#### Account - Bell RE Belgrave | P: 03 9754 6888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



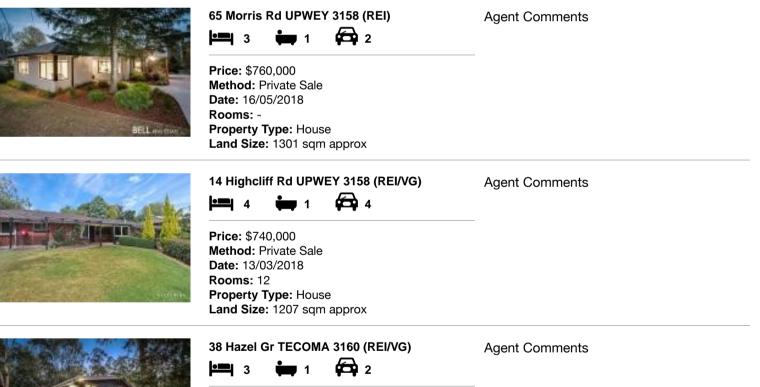




Rooms: Property Type: House (Res) Land Size: 1384 sqm approx Agent Comments

**Indicative Selling Price** \$695,000 - \$760,000 **Median House Price** Year ending March 2018: \$695,000

## **Comparable Properties**





Price: \$728,000 Method: Private Sale Date: 07/02/2018 Rooms: -Property Type: House Land Size: 1027 sqm approx

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