

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

13 Effie Avenue, Upwey Vic 3158

Indicative selling price

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

Range between \$695,000

&

\$760,000

Median sale price

Median price \$695,000

House

X

Unit

Suburb Upwey

Period - From 01/04/2017

to

31/03/2018

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	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.



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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



65 Morris Rd UPWEY 3158 (REI)

Agent Comments

3 1 2

Price: \$760,000
Method: Private Sale
Date: 16/05/2018
Rooms: -
Property Type: House
Land Size: 1301 sqm approx



14 Highcliff Rd UPWEY 3158 (REI/VG)

Agent Comments

4 1 4

Price: \$740,000
Method: Private Sale
Date: 13/03/2018
Rooms: 12
Property Type: House
Land Size: 1207 sqm approx



38 Hazel Gr TECOMA 3160 (REI/VG)

Agent Comments

3 1 2

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