

# 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

10 Riley Road, 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

\$575,000

&

\$630,000

### 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	70 Torry Hill Rd UPWEY 3158	\$630,000	22/09/2017
2	36 Baldwin Av UPPER FERNTREE GULLY 3156	\$606,000	21/09/2017
3	4 Roma Pde UPWEY 3158	\$600,000	02/11/2017

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.



3   
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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1278 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$575,000 - \$630,000  
**Median House Price**  
 December quarter 2017: \$723,000

## Comparable Properties



**70 Torry Hill Rd UPWEY 3158 (REI/VG)**

**Agent Comments**

3   
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**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 22/09/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1203 sqm approx



**36 Baldwin Av UPPER FERNTREE GULLY 3156 (REI)**

**Agent Comments**

2   
 2   
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**Price:** \$606,000  
**Method:** Private Sale  
**Date:** 21/09/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1106 sqm approx



**4 Roma Pde UPWEY 3158 (VG)**

**Agent Comments**

3   
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**Price:** \$600,000  
**Method:** Sale  
**Date:** 02/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1732 sqm approx