

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

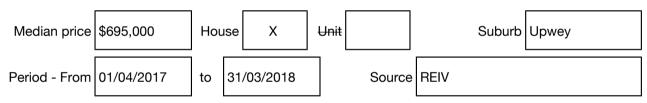
ss 58 Thompson Road, Upwey Vic 3158 d le

Indicative selling price

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

Range between	\$550,000	&	\$595,000

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	4 Oakland Av UPWEY 3158	\$590,000	08/03/2018
2	77 Martin St BELGRAVE 3160	\$590,000	09/04/2018
3	48 Ferguson St UPWEY 3158	\$564,250	26/04/2018

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.

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 (Previously Occupied - Detached) Land Size: 1866 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$595,000 Median House Price Year ending March 2018: \$695,000

Comparable Properties



4 Oakland Av UPWEY 3158 (REI/VG)

Price: \$590,000 Method: Private Sale Date: 08/03/2018 Rooms: 10 Property Type: House Land Size: 1428 sqm approx



77 Martin St BELGRAVE 3160 (REI/VG)



Price: \$590,000 Method: Private Sale Date: 09/04/2018 Rooms: 7 Property Type: House (Res) Land Size: 1600 sqm approx



48 Ferguson St UPWEY 3158 (VG)



Price: \$564,250 Method: Sale Date: 26/04/2018 Rooms: -Property Type: House (Res) Land Size: 1842 sqm approx Agent Comments

Agent Comments

Agent Comments

Account - Bell RE Belgrave | P: 03 9754 6888

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