

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

58 Thompson Road, Upwey Vic 3158

Indicative selling price

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

Range between \$550,000

&

\$595,000

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	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.

**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)**

Agent Comments

**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)**

Agent Comments

**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)**

Agent Comments

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