

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

415 GLENFERN 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 \$820,000 & \$860,000

### Median sale price

Median price \$720,000

House

Suburb Upwey

Period - From 1 Nov 2016 to 31 Oct 2017

Source CoreLogic RP DATA

### Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 6 Rutherford Road, Tecoma      | \$862,000 | 27 Oct 2017  |
| 11 Lilian Street, Upwey        | \$875,000 | 19 Sep 2017  |
| 105 Terrys Avenue, Tecoma      | \$855,000 | 20 Jun 2017  |

Property data source: CoreLogic RP Data. Generated on 30 NOVEMBER 2017.