

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

415 Glenfern Road, Upwey

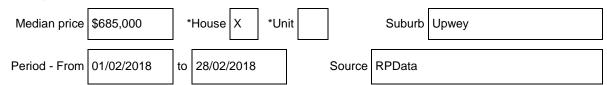
Indicative selling price

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

\$745,000 &

\$819,000

Median sale price



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
1 Avondale Grove, Belgrave	\$810,000	16/02/2018
9 Kaola Street, Belgrave	\$781,250	12/12/2017
47 Brooking Street, Upwey	\$855,000	8/12/2017