

## 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](http://consumer.vic.gov.au/underquoting)

\$745,000

&

\$819,000

### Median sale price

Median price \$685,000

\*House

\*Unit

Suburb Upwey

Period - From 01/02/2018 to 28/02/2018

Source RPData

### 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