

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	11 Creebank St UPWEY 3158	\$845,000	25/05/2017
2	425 Glenfern Rd UPWEY 3158	\$841,500	02/06/2017
3	35 Mount View Rd UPPER FERNTREE GULLY 3156	\$812,000	06/06/2017

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:
 Agent Comments

Indicative Selling Price
 \$830,000 - \$900,000
Median House Price
 June quarter 2017: \$663,000

Comparable Properties



11 Creebank St UPWEY 3158 (REI/VG)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 25/05/2017
Rooms: -
Property Type: House
Land Size: 1948 sqm approx



425 Glenfern Rd UPWEY 3158 (REI/VG)

Agent Comments



Price: \$841,500
Method: Private Sale
Date: 02/06/2017
Rooms: 7
Property Type: House
Land Size: 1311 sqm approx



35 Mount View Rd UPPER FERNTREE GULLY 3156 (REI)

Agent Comments



Price: \$812,000
Method: Auction Sale
Date: 06/06/2017
Rooms: 4
Property Type: House (Res)