

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
7 Eloera Street, Upwey Vic 3158

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$716,500 House Unit Suburb Upwey

Period - From 01/07/2017 to 30/06/2018 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	22 Deans Rd UPWEY 3158	\$695,000	23/05/2018
2	39 Deans Rd UPWEY 3158	\$695,000	21/02/2018
3	42 Mahony St UPWEY 3158	\$685,000	27/02/2018

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:
 Agent Comments

Indicative Selling Price
 \$680,000 - \$730,000
Median House Price
 Year ending June 2018: \$716,500

Comparable Properties



22 Deans Rd UPWEY 3158 (REI)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 23/05/2018
Rooms: 10
Property Type: House
Land Size: 1021 sqm approx



39 Deans Rd UPWEY 3158 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 21/02/2018
Rooms: 9
Property Type: House
Land Size: 964 sqm approx



42 Mahony St UPWEY 3158 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 27/02/2018
Rooms: 10
Property Type: House
Land Size: 851 sqm approx