

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	58 Ferguson St UPWEY 3158	\$675,000	26/04/2017
2	101 Alexander Av UPWEY 3158	\$645,000	03/05/2017
3	9 Earl St UPWEY 3158	\$631,350	27/05/2017

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.~~



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Rooms:
Property Type: Land
Land Size: 935 sqm approx
 Agent Comments

Indicative Selling Price
 \$620,000 - \$680,000
Median House Price
 Year ending June 2017: \$680,000

Comparable Properties



58 Ferguson St UPWEY 3158 (REI)

Agent Comments

4
 2
 2

Price: \$675,000
Method: Private Sale
Date: 26/04/2017
Rooms: 6
Property Type: House
Land Size: 1248 sqm approx



101 Alexander Av UPWEY 3158 (REI/VG)

Agent Comments

3
 1
 1

Price: \$645,000
Method: Private Sale
Date: 03/05/2017
Rooms: 4
Property Type: House
Land Size: 937 sqm approx



9 Earl St UPWEY 3158 (REI)

Agent Comments

3
 2
 2

Price: \$631,350
Method: Private Sale
Date: 27/05/2017
Rooms: -
Property Type: House
Land Size: 964 sqm approx