

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

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

Price Range:

**Median sale price**

Median price:  House  Unit  Suburb:   
Period:  Source:

**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
13 EFFIE AVE, UPWEY, VIC 3158	*\$790,000	25/06/2018
77 TERNES RD, UPWEY, VIC 3158	*\$830,000	25/06/2018
25 DEANS RD, UPWEY, VIC 3158	\$780,000	25/04/2018