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	15 ALPINE AVENUE, UPWEY VIC 3158

Indicative selling price

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

Single price	**$550,000**

Median sale price

Median price	**$575,750**	House	**X**	Suburb	**UPWEY**
Period - From	**MAY 2016**	to	**MAY 2017**	Source	**CoreLogic RP DATA**

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 17 Hughes Street, Upwey VIC 3158	$550,000	30 Mar 2017
2 22 Gordon Avenue, Tecoma VIC 3160	$540,000	27 Feb 2017
3 53 Station Street, Belgrave VIC 3160	$560,000	29 Dec 2016

Property data source: CoreLogic RP Data. Generated on 11 May 2017.

Additional information about comparable sales



Upwey 17 Hughes Street **3 BED 1 BATH 1 CAR**

METHOD Private Sale
TYPE House
LAND 963m2



Tecoma 22 Gordon Avenue **3 BED 1 BATH 3 CAR**

METHOD Private Sale
TYPE House
LAND 985m2



Belgrave 53 Station Street **3 BED 2 BATH 1 CAR**

METHOD Private Sale
TYPE House
LAND 1,124m2

Property data source: CoreLogic RP Data. Generated on 11 May 2017.