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	34 THOMPSON ROAD UPWEY 3158

Indicative selling price

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

Range between $530,000 & $565,000

Median sale price

Median price	$680,000	House	X	Unit	
Suburb	UPWEY				
Period - From	27 FEB 17	to	27 FEB 18	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 9 Deans Road Upwey	$555,000	20 Dec 17
2 64 Alexander Avenue Upwey	$562,500	27 Nov 17
3 29 Deans Road Upwey	$543,000	30 Sept 2017

Property data source: CoreLogic RP Data. Generated on 28 February 2018