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	3 CHOSEN AVENUE, UPWEY VIC 3158

Indicative selling price

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

Single Price	$655,000

Median sale price

Median price	$700,500	House	X	Suburb	UPWEY
Period - From	1 June 2016	to	19 June 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. 7 Royal Street, Upper Ferntree Gully	$680,000	22 March 2017
2. 58 Ferguson Street, Upwey	$675,000	26 April 2017
3. 18 Martin Street, Belgrave	$665,000	26 May 2017

Property data source: CoreLogic RP Data. Generated on 20 JUNE 2017.

Additional information about comparable sales.



Upper Ferntree Gully 7 Royal Street **3 BED 2 BATH 3 CAR**

METHOD	Private Sale
TYPE	House
LAND	968m2



Upwey 58 Ferguson Street **4 BED 2 BATH 2 CAR**

METHOD	Private Sale
TYPE	House
LAND	1248m2



Belgrave 18 Martin Street **4 BED 2 BATH**

METHOD	Private Sale
TYPE	House
LAND	1009m2

Property data source: CoreLogic RP Data. Generated on 20 JUNE 2017.