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	30 BIRDWOOD AVENUE, UPWEY VIC 3158

Indicative selling price

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

Range between	$760,000	&	$836,000

Median sale price

Median price	$697,500	House	X	Suburb	Upwey
Period - From	1 July 2016	to	24 July 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. 33 Sophia Grove, Tecoma	$806,000	16 Mar 2017
2. 22 Dunstan Crescent, Tremont	$840,000	28 Mar 2017
3. 425 Glenfern Road, Upwey	$841,500	2 June 2017

Property data source: CoreLogic RP Data. Generated on 1 AUGUST 2017.

Additional information about comparable sales.



Tecoma 33 Sophia Grove **3 BED 2 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 1373m2



Tremont 22 Dunstan Crescent **3 BED 1 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 6670m2



Upwey 425 Glenfern Road **3 BED 3 BATH 3 CAR**

METHOD Private Sale
TYPE House
LAND 1311m2

Property data source: CoreLogic RP Data. Generated on 1 AUGUST 2017.