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	14 EARL STREET UPWEY VIC 3158

Indicative selling price

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

Range between $560,000 & $590,000

Median sale price

Median price	$685,000	House	X	Unit	
Suburb	UPWEY				
Period - From	1 March 17	to	1 March 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	Bed/Bath/Car	Land	Price	Sale Date
48 Alexander Avenue Upwey	3 / 1 / 2	1347 m2	$585,000	12 Dec 17
64 Alexander Avenue Upwey	3 / 1 / 2	1363 m2	$562,500	27 Nov 17
4 Roma Parade Upwey	3 / 1 / 1	1732 m2	$600,000	2 Nov 17

Property data source: CoreLogic RP Data. Generated on 5 April 2018