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	5 ELLIOTT ROAD UPWEY 3158

Indicative selling price

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

Range between $850,000 & $935,000

Median sale price

Median price	$767,000	House	X	Unit	
Suburb	Upwey				
Period - From	1 April 2017	to	30 April 2018	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
2 Dealbata Road, Upwey	4 / 2 / -	1243 m2	$860,000	20 DEC 2017
4 Merimbula Road, Ferny Creek	4 / 2 / 2	2289 m2	$930,000	8 FEB 2018
7 Alpine Road, Ferny Creek	4 / 2 / -	1113 m2	$850,000	9 JAN 2018

Property data source: CoreLogic RP Data. Generated on 14th May 2018.