

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared <div data-bbox="90 208 310 225" data-label="Section-Header">Property offered for sale</div><div data-bbox="110 231 450 273" data-label="Text">Address
Including suburb and
postcode<div data-bbox="260 246 450 261" data-label="Text">221 Glenfern Road, Upwey</div></div><div data-bbox="90 305 342 322" data-label="Section-Header">Key features of the property</div><div data-bbox="85 325 910 387" data-label="Table"><table><tr><th>Building Type</th><th># of
bedrooms</th><th># of
bathrooms</th><th># of car
spaces</th><th>Internal floor
space (in m²)</th><th>Total land
size (in m²)</th></tr><tr><td>House</td><td>3</td><td>2</td><td>3</td><td></td><td>8416</td></tr></table></div><div data-bbox="90 401 294 419" data-label="Section-Header">Indicative selling price</div><div data-bbox="90 423 889 452" data-label="Text">For the meaning of <i>indicative selling price</i>, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.</div><div data-bbox="164 466 250 481" data-label="Text">Single price</div><div data-bbox="253 468 268 481" data-label="Text">\$</div><div data-bbox="229 500 250 511" data-label="Text">or</div><div data-bbox="137 528 250 543" data-label="Text">Range between</div><div data-bbox="253 529 335 544" data-label="Text">\$1,800,000</div><div data-bbox="488 529 504 543" data-label="Text">&</div><div data-bbox="577 529 662 544" data-label="Text">\$1,980,000</div><div data-bbox="90 582 758 599" data-label="Section-Header">Seller's reserve price (if property is to be sold by auction or fixed-date sale)</div><div data-bbox="90 603 866 632" data-label="Text">For the meaning of <i>seller's reserve price</i>, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.</div><div data-bbox="90 631 572 645" data-label="Text">[Insert N/A if the property is not to be sold by auction or fixed-date sale]</div><div data-bbox="102 660 250 675" data-label="Text">Seller's reserve price</div><div data-bbox="253 662 268 675" data-label="Text">\$</div><div data-bbox="90 713 250 730" data-label="Section-Header">Median sale price</div><div data-bbox="90 734 902 763" data-label="Text">This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.</div><div data-bbox="90 786 183 801" data-label="Text">Median price</div><div data-bbox="224 786 295 801" data-label="Text">\$902,500</div><div data-bbox="396 786 494 801" data-label="Text">Property type</div><div data-bbox="495 786 547 801" data-label="Text">House</div><div data-bbox="707 786 766 801" data-label="Text">Suburb</div><div data-bbox="767 786 823 801" data-label="Text">Upwey</div><div data-bbox="90 823 179 838" data-label="Text">Period: from</div><div data-bbox="197 823 280 838" data-label="Text">01/10/2025</div><div data-bbox="311 823 333 838" data-label="Text">to</div><div data-bbox="353 823 437 838" data-label="Text">31/09/2026</div><div data-bbox="475 823 531 838" data-label="Text">Source</div><div data-bbox="531 823 606 839" data-label="Text">Proptack</div><div data-bbox="90 965 263 982" data-label="Page-Footer">consumer.vic.gov.au</div><div data-bbox="691 932 930 978" data-label="Page-Footer">CONSUMER
AFFAIRS VICTORIA</div></div>

Property offered for sale

Address
Including suburb and
postcode

221 Glenfern Road, Upwey

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	3	2	3		8416

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$

or

Range between

\$1,800,000

&

\$1,980,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

[Insert N/A if the property is not to be sold by auction or fixed-date sale]

Seller's reserve price

\$

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$902,500

Property type

House

Suburb

Upwey

Period: from

01/10/2025

to

31/09/2026

Source

Proptack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

[Insert N/A in blank sections]

Comparable property 1

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[Insert N/A if there were three comparable properties]

Landsize is significantly larger than most properties sold in the area, resulting in no comparables for the property.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	\$ _____
Unconditional sale date	____/____/____