Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 Dealbata Road Upwey VIC 3158

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$696,500	Property type	House	Suburb	Upwey
Period-from	01 Mar 2019	to	29 Feb 2020	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Myrtle Grove Tecoma VIC 3160	$730,000	21-Nov-19
1 Thompson Road Upwey VIC 3158	$715,000	16-Dec-19
21 Bennett Avenue Belgrave VIC 3160	$757,000	02-Dec-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 March 2020

CONSUMER AFFAIRS VICTORIA

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3 Myrtle Grove Tecoma VIC 3160

3 2 4

Sold Price **$730,000** Sold Date **21-Nov-19**

Distance **0.78km**



1 Thompson Road Upwey VIC 3158

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Sold Price **$715,000** Sold Date **16-Dec-19**

Distance **1.71km**



21 Bennett Avenue Belgrave VIC 3160

3 2 2

Sold Price **$757,000** Sold Date **02-Dec-19**

Distance **1.79km**

RS = Recent sale **UN** = Undisclosed Sale

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