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 Warra 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	$690,000	&	$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$687,000	Property type	House	Suburb	Upwey
Period-from	01 Sep 2018	to	31 Aug 2019	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
46 The Crescent Belgrave Heights VIC 3160	$740,000	15-Jul-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: 16 September 2019

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46 The Crescent Belgrave Heights VIC 3160

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Sold Price RS **$740,000** Sold Date **15-Jul-19**

Distance **1.07km**

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

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