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	5 Roma Parade 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	$660,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Upwey
Period-from	01 Apr 2019	to	31 Mar 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
21 Highcliff Road Upwey VIC 3158	$710,000	14-Nov-19
5 Glenfern Avenue Upwey VIC 3158	$80,000	01-Feb-85
35 McNicol Road Tecoma VIC 3160	$600,000	25-Nov-16

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: 22 April 2020

Chandler and Co Real Estate
P 97546888
M 97546888
E office@chandlerandco.com.au



21 Highcliff Road Upwey VIC 3158 Sold Price **$710,000** Sold Date **14-Nov-19**

4 1 1 Distance **0.24km**


PREVENTIVE HYGIENE PROTOCOLS

IMPORTANT NOTICE: COVID 19 CORONAVIRUS

Due to the increasing risk of COVID-19 in our community, Chandler & Co Real Estate will be implementing specific policies and procedures in response to ensure the safety and well being of our staff, clients and the general public.

Please do not make an appointment with us:

1. If you're feeling unwell or are displaying flu like symptoms
2. If you have just returned from overseas or have been in close contact with a confirmed case of COVID-19.

Registration:

Please ensure you provide accurate information to the Agent conducting the home inspection. To use in the event we may need to contact you urgently.

If you become unwell within 14 days of attending a home inspection, please contact your Chandler & Co representative immediately!

By booking your home inspection you agree to all term and conditions stated above.

For more information please visit: www.health.gov.au

5 Glenfern Avenue Upwey VIC 3158 Sold Price **$80,000** Sold Date **01-Feb-85**

3 2 1 Distance **1.79km**


PREVENTIVE HYGIENE PROTOCOLS

IMPORTANT NOTICE: COVID 19 CORONAVIRUS

Due to the increasing risk of COVID-19 in our community, Chandler & Co Real Estate will be implementing specific policies and procedures in response to ensure the safety and well being of our staff, clients and the general public.

Please do not make an appointment with us:

1. If you're feeling unwell or are displaying flu like symptoms
2. If you have just returned from overseas or have been in close contact with a confirmed case of COVID-19.

Registration:

Please ensure you provide accurate information to the Agent conducting the home inspection. To use in the event we may need to contact you urgently.

If you become unwell within 14 days of attending a home inspection, please contact your Chandler & Co representative immediately!

By booking your home inspection you agree to all term and conditions stated above.

For more information please visit: www.health.gov.au

35 McNicol Road Tecoma VIC 3160 Sold Price **$600,000** Sold Date **25-Nov-16**

3 1 2 Distance **1.9km**

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2020 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.