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 Durang 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	$840,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	House	Suburb	Upwey
Period-from	01 Dec 2019	to	30 Nov 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
76 Mast Gully Road Upwey VIC 3158	$880,000	02-Sep-20
4 Rose Street Tecoma VIC 3160	$910,000	30-Oct-20

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: 01 December 2020

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76 Mast Gully Road Upwey VIC 3158 Sold Price RS **$880,000** Sold Date **02-Sep-20**

4 2 2 Distance **0.36km**



4 Rose Street Tecoma VIC 3160 Sold Price RS **$910,000** Sold Date **30-Oct-20**

4 1 2 Distance **1.27km**

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

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