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	68 MORRIS 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	$780,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$892,500	Property type	House	Suburb	Upwey
Period-from	01 Mar 2022	to	28 Feb 2023	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
4 FERNDALE AVENUE UPWEY VIC 3158	$780,000	25-Mar-23
83 MORRIS ROAD UPWEY VIC 3158	$791,450	17-Nov-22
54 MAHONY STREET UPWEY VIC 3158	$792,000	25-Feb-23

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.~~

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4 FERNDALE AVENUE UPWEY VIC 3158

3 1 2

Sold Price RS $780,000 Sold Date 25-Mar-23

Distance 0.75km



83 MORRIS ROAD UPWEY VIC 3158

3 1 2

Sold Price $791,450 Sold Date 17-Nov-22

Distance 0.08km



54 MAHONY STREET UPWEY VIC 3158

3 2 -

Sold Price RS $792,000 Sold Date 25-Feb-23

Distance 0.84km

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

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