

## 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

27 MAST GULLY ROAD UPWEY VIC 3158

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$921,600

Property type

House

Suburb

Upwey

Period-from

01 Aug 2023

to

31 Jul 2024

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

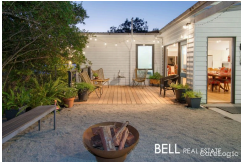
Date of sale

2 ROSE STREET TECOMA VIC 3160	\$758,000	19-Apr-24
28 EDWARD STREET UPPER FERNTREE GULLY VIC 3156	\$770,000	13-Jul-24
3 SEYMOUR STREET BELGRAVE VIC 3160	\$750,000	19-Apr-24

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: 12 August 2024



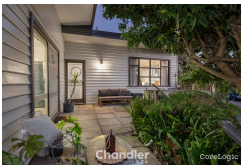
**2 ROSE STREET TECOMA VIC 3160** Sold Price **\$758,000** Sold Date **19-Apr-24**  
 Distance **1.67km**

3 1 2



**28 EDWARD STREET UPPER FERNTREE GULLY VIC 3156** Sold Price <sup>RS</sup> **\$770,000** Sold Date **13-Jul-24**  
 Distance **1.24km**

3 2 1



**3 SEYMOUR STREET BELGRAVE VIC 3160** Sold Price **\$750,000** Sold Date **19-Apr-24**  
 Distance **2.04km**

3 2 -



**68 OLD BELGRAVE ROAD UPPER FERNTREE GULLY VIC 3156** Sold Price **\$765,000** Sold Date **17-May-24**  
 Distance **1.08km**

3 1 -



**24 BALDWIN AVENUE UPPER FERNTREE GULLY VIC 3156** Sold Price <sup>RS</sup> **\$780,000** Sold Date **26-Jul-24**  
 Distance **1.09km**

2 1 2

RS = Recent sale      UN = Undisclosed Sale

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