

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

2/24 Bayview Avenue 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Upwey

Period-from

01 Jan 2019

to

31 Dec 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

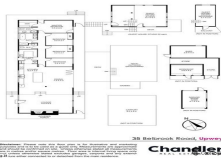
Date of sale

35 Belbrook Road Upwey VIC 3158	\$1,120,000	07-Dec-19
9 Baldwin Avenue Upper Ferntree Gully VIC 3156	\$1,115,000	02-Dec-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: 11 January 2020



35 Belbrook Road Upwey VIC 3158

Sold Price

^{RS}

\$1,120,000

Sold Date

07-Dec-19



4



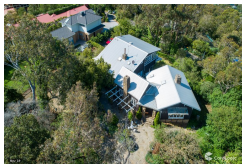
2



4

Distance

1.37km



9 Baldwin Avenue Upper Ferntree Gully VIC 3156

Sold Price

^{RS}

\$1,115,000

^{UN}

Sold Date

02-Dec-19



3



2



4

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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