

## 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

3 McLaren Street 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

\$610,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Upwey

Period-from

01 Nov 2018

to

31 Oct 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

41 Thompson Road Upwey VIC 3158	\$590,150	04-Jul-19
1470 Burwood Highway Upwey VIC 3158	\$692,500	11-Jul-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: 13 November 2019



**41 Thompson Road Upwey VIC 3158** Sold Price **\$590,150** Sold Date **04-Jul-19**

2 2 2

Distance **0.15km**



**1470 Burwood Highway Upwey VIC 3158** Sold Price **\$692,500** Sold Date **11-Jul-19**

4 2 2

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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