

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 Godber Court 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Upwey

Period-from

01 Oct 2018

to

30 Sep 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

| | | |
|--|-----------|-----------|
| 18 Thompson Road Upwey VIC 3158 | \$637,500 | 10-May-19 |
| 196 Mt Morton Road Belgrave Heights VIC 3160 | \$681,680 | 07-Apr-19 |
| 68 Station Street Belgrave VIC 3160 | \$625,000 | 15-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: 01 October 2019



18 Thompson Road Upwey VIC 3158 Sold Price **\$637,500** Sold Date **10-May-19**

3
 2
 2

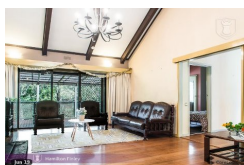
Distance **0.58km**



196 Mt Morton Road Belgrave Heights VIC 3160 Sold Price **\$681,680** Sold Date **07-Apr-19**

3
 1
 2

Distance **1.08km**



68 Station Street Belgrave VIC 3160 Sold Price **\$625,000** Sold Date **15-Jul-19**

3
 1
 4

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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