

## 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 Hume 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

\$450,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$759,500

Property type

House

Suburb

Upwey

Period-from

01 Apr 2020

to

31 Mar 2021

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 Barrett Street Upper Ferntree Gully VIC 3156	\$521,000	31-Oct-20
23 Old Reservoir Road Belgrave VIC 3160	\$525,000	21-Dec-20
178 Mt Dandenong Tourist Road Ferny Creek VIC 3786	\$545,000	17-Nov-20

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: 27 April 2021



#### 4 Barrett Street Upper Ferntree Gully VIC 3156

 2
  1
  -

Sold Price

**\$521,000**

Sold Date

**31-Oct-20**

Distance

**1.92km**


#### 23 Old Reservoir Road Belgrave VIC 3160

 4
  2
  2

Sold Price

**\$525,000**

Sold Date

**21-Dec-20**

Distance

**3.49km**


#### 178 Mt Dandenong Tourist Road Ferny Creek VIC 3786

 2
  1
  1

Sold Price

**\$545,000**

Sold Date

**17-Nov-20**

Distance

**3.23km**

RS = Recent sale

UN = Undisclosed Sale

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