



STATEMENT OF INFORMATION

2 FERNDALE AVENUE, UPWEY

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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 Ferndale 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

House

Suburb

Upwey

Period-from

01 Mar 2019

to

29 Feb 2020

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

25 Matson Drive Upwey VIC 3158	\$710,000	19-Nov-19
41 Brooking Street Upwey VIC 3158	\$700,250	17-Sep-18
3 Godber Court Upwey VIC 3158	\$705,000	10-Oct-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: 06 March 2020



25 Matson Drive Upwey VIC 3158

Sold Price

\$710,000

Sold Date

19-Nov-19

3 1 1

Distance

0.3km



41 Brooking Street Upwey VIC 3158

Sold Price

\$700,250

Sold Date

17-Sep-18

3 1 2

Distance

0.42km



3 Godber Court Upwey VIC 3158

Sold Price

\$705,000

Sold Date

10-Oct-19

3 1 2

Distance

0.57km



1 Griffiths Road Upwey VIC 3158

Sold Price

\$700,000

Sold Date

17-Sep-19

3 1 1

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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