

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

5 LILIAN STREET 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

\$1,370,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,000

Property type

House

Suburb

Upwey

Period-from

01 Feb 2024

to

31 Jan 2025

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

12 MCLAREN STREET UPWEY VIC 3158	\$1,490,000	16-Oct-24
28 THE SERPENTINE TECOMA VIC 3160	\$1,460,000	03-Sep-24

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: 05 February 2025



12 MCLAREN STREET UPWEY VIC 3158

Sold Price

^{RS} **\$1,490,000**

Sold Date

16-Oct-24

 4  3  3

Distance

0.38km



28 THE SERPENTINE TECOMA VIC 3160

Sold Price

\$1,460,000

Sold Date

03-Sep-24

 4  3  2

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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