



## STATEMENT OF INFORMATION

1 BELBROOK ROAD, 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

1 BELBROOK ROAD 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$903,500

Property type

House

Suburb

Upwey

Period-from

01 Mar 2022

to

28 Feb 2023

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

4-6 TORRY HILL ROAD UPWEY VIC 3158

\$1,100,000

01-Dec-22

18-20 BROOKING STREET UPWEY VIC 3158

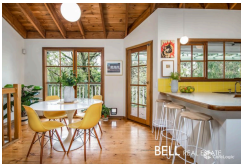
\$1,200,000

19-Oct-22

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: 15 March 2023



4-6 TORRY HILL ROAD UPWEY VIC 3158

Sold Price

\$1,100,000

Sold Date

01-Dec-22

4

2

2

Distance

1.69km

18-20 BROOKING STREET UPWEY VIC 3158

Sold Price

\$1,200,000

Sold Date

19-Oct-22

4

2

2

Distance

2km

RS = Recent sale
 UN = Undisclosed Sale

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