

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

7 Florence 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

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

Property type

House

Suburb

Upwey

Period-from

01 May 2019

to

30 Apr 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

102 Alexander Avenue Upwey VIC 3158	\$795,000	04-Feb-20
21 Bennett Avenue Belgrave VIC 3160	\$757,000	02-Dec-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: 28 May 2020



102 Alexander Avenue Upwey VIC 3158

Sold Price

^{RS}

\$795,000

Sold Date

04-Feb-20



3



2



2

Distance

0.44km



21 Bennett Avenue Belgrave VIC 3160

Sold Price

\$757,000

Sold Date

02-Dec-19



3



2



2

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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