

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

4/4 KIA ORA 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

\$750,000

&

\$825,000

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

3/31 BENSON STREET BELGRAVE VIC 3160	\$735,000	20-Nov-24
2/31 BENSON STREET BELGRAVE VIC 3160	\$730,000	27-Aug-24
3 ALBERT STREET UPPER FERNTREE GULLY VIC 3156	\$850,000	04-Dec-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: 03 February 2025

Rebekah Whittaker Director and Licensed

P 03 9754 3000

M 0402 982 544

E rebekah.whittaker@obre.com.au



**3/31 BENSON STREET BELGRAVE
VIC 3160**

Sold Price

\$735,000

Sold Date **20-Nov-24**

 2  1  1

Distance

1.7km



**2/31 BENSON STREET BELGRAVE
VIC 3160**

Sold Price

\$730,000

Sold Date **27-Aug-24**

 2  1  1

Distance

1.71km



**3 ALBERT STREET UPPER
FERNTREE GULLY VIC 3156**

Sold Price

\$850,000

Sold Date **04-Dec-24**

 3  1  -

Distance

2.47km

RS = Recent sale

UN = Undisclosed Sale

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