

## 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

116 Old Belgrave 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

\$765,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Upwey

Period-from

01 Jun 2020

to

31 May 2021

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

2 Callandra Wynd Upwey VIC 3158	\$820,000	05-Mar-21
39 Mast Gully Road Upwey VIC 3158	\$800,000	02-Feb-21
22 Grandview Crescent Upper Ferntree Gully VIC 3156	\$823,000	24-Mar-21

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: 29 June 2021



**2 Callandra Wynd Upwey VIC 3158**

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**05-Mar-21**



4



2



4

Distance

**0.55km**



**39 Mast Gully Road Upwey VIC 3158**

Sold Price

**\$800,000**

Sold Date

**02-Feb-21**



4



2



2

Distance

**0.77km**



**22 Grandview Crescent Upper  
Ferntree Gully VIC 3156**

Sold Price

<sup>RS</sup> **\$823,000**

Sold Date

**24-Mar-21**



4



2



-

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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