

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 Toorourrong Road 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Upwey

Period-from

01 Dec 2019

to

30 Nov 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

13 Clifford Grove Tecoma VIC 3160	\$740,000	07-Aug-20
41 Ferny Creek Avenue Upper Ferntree Gully VIC 3156	\$720,000	01-Jul-20
37 Seabreeze Avenue Ferny Creek VIC 3786	\$725,000	06-Jul-20

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: 02 December 2020



13 Clifford Grove Tecoma VIC 3160

Sold Price

\$740,000

Sold Date

07-Aug-20

3

1

1

Distance

1.63km



41 Ferny Creek Avenue Upper
Ferntree Gully VIC 3156

Sold Price

\$720,000

Sold Date

01-Jul-20

4

1

1

Distance

1.65km



37 Seabreeze Avenue Ferny Creek
VIC 3786

Sold Price

\$725,000

Sold Date

06-Jul-20

3

2

2

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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