

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

40 GLENFERN 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

\$970,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$899,444

Property type

House

Suburb

Upwey

Period-from

01 Apr 2021

to

31 Mar 2022

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 RITA STREET UPWEY VIC 3158	\$1,017,000	17-Nov-21
12 HIGHCLIFF ROAD UPWEY VIC 3158	\$1,017,000	24-Nov-21
38 HAZELVALE ROAD TECOMA VIC 3160	\$1,020,000	10-Feb-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: 14 April 2022



4 RITA STREET UPWEY VIC 3158

Sold Price

\$1,017,000

Sold Date

17-Nov-21



5



2



2

Distance

0.05km



12 HIGHCLIFF ROAD UPWEY VIC 3158

Sold Price

Sold Date

24-Nov-21



3



2



2

Distance

1.58km



38 HAZELVALE ROAD TECOMA VIC 3160

Sold Price

\$1,020,000

Sold Date

10-Feb-22



3



2



2

Distance

0.63km



90 HUME STREET UPWEY VIC 3158

Sold Price

\$1,105,000

Sold Date

14-Oct-21



4



2



2

Distance

0.71km



24-26 LEONARD STREET UPWEY VIC 3158

Sold Price

Sold Date

21-Oct-21



4



2



2

Distance

1.22km



16 BEST STREET BELGRAVE VIC 3160

Sold Price

\$1,031,100

Sold Date

06-Nov-21



4



2



2

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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