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
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Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5 3970000	&	\$1,060,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$899,444	Property type	House	Suburb	Upwey

31 Mar 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2021

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.

to

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



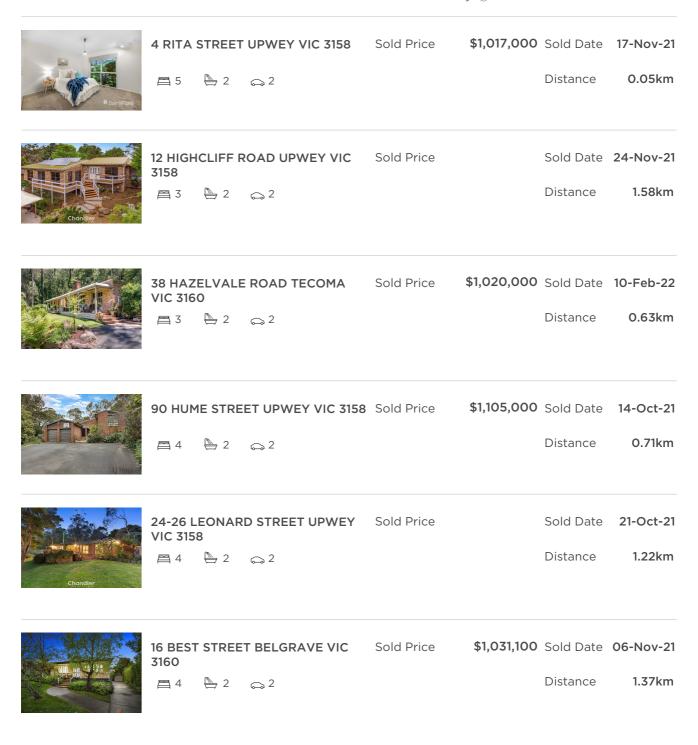
Corelogic

consumer.vic.gov.au

Chandler

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RS = Recent sale UN = Undisclosed Sale

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