

## 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

5 Glenfern Avenue 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

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,500

Property type

House

Suburb

Upwey

Period-from

01 Mar 2019

to

29 Feb 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

25 Matson Drive Upwey VIC 3158	\$710,000	19-Nov-19
247 Glenfern Road Upwey VIC 3158	\$698,000	06-Oct-19

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: 12 March 2020



**25 Matson Drive Upway VIC 3158**

Sold Price

**\$710,000**

Sold Date

**19-Nov-19**

 3  1  1

Distance

**0.17km**



**247 Glenfern Road Upway VIC 3158**

Sold Price

**\$698,000**

Sold Date

**06-Oct-19**

 3  2  2

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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