# 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

18 Alpine 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	\$730,000	&	\$795,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$725,000	Prop	erty type House		Suburb	Upwey	
Period-from	01 Oct 2019	to	30 Sep 2	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
29 Mahony Street Upwey VIC 3158	\$825,000	27-May-20
54 Thompson Road Upwey VIC 3158	\$790,000	07-Aug-20
74 Griffiths Road Upwey VIC 3158	\$741,500	24-Jun-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: 15 October 2020



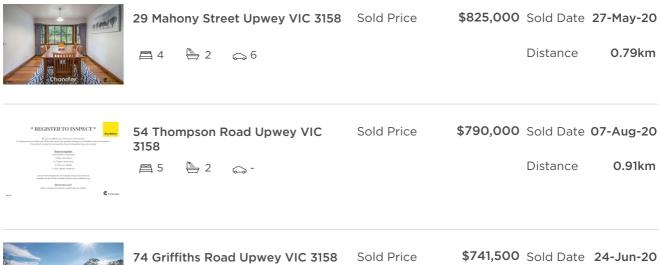
consumer.vic.gov.au



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74 Griffiths Road Upwey VIC 3158	Sold Price	\$741,500	Sold Date	24-Jun-20
昌 3 🕒 1 🞧 3			Distance	1.71km

RS = Recent sale UN = Undisclosed Sale

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