

## 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

10 EARL STREET UPWEY VIC 3158

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Upwey

Period-from

01 Oct 2023

to

30 Sep 2024

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

5 EARL STREET UPWEY VIC 3158	\$980,000	31-Aug-24
106 OLD BELGRAVE ROAD UPWEY VIC 3158	\$990,000	08-Aug-24
29 BELMONT AVENUE UPWEY VIC 3158	\$965,000	05-Jun-24

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: 08 October 2024



**5 EARL STREET UPWEY VIC 3158**

Sold Price

**\$980,000**

Sold Date

**31-Aug-24**



5



3



2

Distance

**0.15km**



**106 OLD BELGRAVE ROAD UPWEY VIC 3158**

Sold Price

**\$990,000**

Sold Date

**08-Aug-24**



4



2



2

Distance

**0.39km**



**29 BELMONT AVENUE UPWEY VIC 3158**

Sold Price

**\$965,000**

Sold Date

**05-Jun-24**



3



1



2

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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