Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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36 BAYVIEW AVENUE UPWEY VIC 3158						
	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	s applicable)
		or range \$1,		\$1,390,000		\$1,490,000
oplicable)						
\$866,000	Property type Ho		House	House S		Upwey
01 Jan 2024	to	to 31 Dec 2024 S		ource	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						
	pplicable) \$866,000 01 Jan 2024 sales (*Delete Arproperties sold with ont's representative	26 BAYVIEW AVENUE 27 See see consumer.vic.gov.and 28 See see consumer.vic.gov.and 29 See see consumer.vic.gov.and 20 See see consumer.vic.gov.and 20 See see consumer.vic.gov.and 20 See see consumer.vic.gov.and 20 See see consumer.vic.gov.and 21 See see consumer.vic.gov.and 22 See see consumer.vic.gov.and 23 See see consumer.vic.gov.and 24 See see consumer.vic.gov.and 25 See see consumer.vic.gov.and 26 See see consumer.vic.gov.and 27 See see consumer.vic.gov.and 28 See see consumer.vic.gov.and 28 See see consumer.vic.gov.and 28 See see consumer.vic.gov.and 29 See see consumer.vic.gov.and 20 See see con	36 BAYVIEW AVENUE UPWEY VIO	36 BAYVIEW AVENUE UPWEY VIC 3158 The see see consumer.vic.gov.au/underquoting (*Delete single or range between \$1,390,000) Poplicable) \$866,000 Property type House 01 Jan 2024 to 31 Dec 2024 Some sales (*Delete A or B below as applicable) Properties sold within two kilometres of the property for ont's representative considers to be most comparable to the property for the property for ont's representative considers to be most comparable to the property for	36 BAYVIEW AVENUE UPWEY VIC 3158 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,390,000 pplicable) \$866,000 Property type House 01 Jan 2024 to 31 Dec 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale int's representative considers to be most comparable to the property for sale int's representative considers to be most comparable to the property for sale int's representative considers to be most comparable to the property for sale int's representative considers to be most comparable to the property for sale int's representative considers to be most comparable to the property for sale int's representative considers to be most comparable to the property for sale in the property for	36 BAYVIEW AVENUE UPWEY VIC 3158 The see consumer.vic.gov.au/underquoting (*Delete single price or range a or range sheween \$1,390,000 & The policiable of the property type of the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's property for sale

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: 29 January 2025



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