

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

4 Durang Road 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

\$695,000

&

\$764,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,000

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

3 Myrtle Grove Tecoma VIC 3160	\$730,000	21-Nov-19
21 Bennett Avenue Belgrave VIC 3160	\$757,000	02-Dec-19
59 Koorringal Road Upwey VIC 3158	\$695,000	18-Sep-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: 20 March 2020



3 Myrtle Grove Tecoma VIC 3160

Sold Price **\$730,000** Sold Date **21-Nov-19**

 3  2  4

Distance **0.3km**



21 Bennett Avenue Belgrave VIC 3160

Sold Price **\$757,000** Sold Date **02-Dec-19**

 3  2  2

Distance **1.22km**



59 Koorringal Road Upwey VIC 3158

Sold Price **\$695,000** Sold Date **18-Sep-19**

 3  1  2

Distance **1.92km**

RS = Recent sale **UN** = Undisclosed Sale

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