

## 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

25 Florence 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Upwey

Period-from

01 May 2020

to

30 Apr 2021

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

15 Birds Road Ferny Creek VIC 3786	\$1,200,000	04-Feb-21
6 One Tree Hill Road Ferny Creek VIC 3786	\$1,282,000	10-Dec-20
31 Sherbrooke Lodge Road Sherbrooke VIC 3789	\$1,300,000	10-Dec-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: 20 May 2021



**15 Birds Road Ferny Creek VIC 3786** Sold Price **\$1,200,000** Sold Date **04-Feb-21**

1 3 2

Distance **1.42km**



**6 One Tree Hill Road Ferny Creek VIC 3786** Sold Price **\$1,282,000** Sold Date **10-Dec-20**

4 3 2

Distance **1.8km**



**31 Sherbrooke Lodge Road Sherbrooke VIC 3789** Sold Price **\$1,300,000** Sold Date **10-Dec-20**

4 2 2

Distance **1.87km**

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

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