

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

41 GRIFFITHS 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

\$1,160,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$896,944

Property type

House

Suburb

Upwey

Period-from

01 Jun 2021

to

31 May 2022

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 FERGUSON STREET UPWEY VIC 3158	\$1,220,000	08-Dec-21
48 DEANS ROAD UPWEY VIC 3158	\$1,241,000	17-Dec-21
13 MAST GULLY ROAD UPWEY VIC 3158	\$1,005,000	14-Dec-21

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 June 2022



5 FERGUSON STREET UPWEY VIC 3158

Sold Price

\$1,220,000

Sold Date

08-Dec-21



4



2



2

Distance

0.91km



48 DEANS ROAD UPWEY VIC 3158

Sold Price

\$1,241,000

Sold Date

17-Dec-21



5



2



2

Distance

0.55km



13 MAST GULLY ROAD UPWEY VIC 3158

Sold Price

\$1,005,000

Sold Date

14-Dec-21



5



2



2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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