

## 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

12 Ternes Road 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

\$695,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Upwey

Period-from

01 Feb 2020

to

31 Jan 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

6 Royal Street Upper Ferntree Gully VIC 3156	\$730,000	27-Nov-20
46 Hume Street Upwey VIC 3158	\$755,000	11-Nov-20
305 Glenfern Road Upwey VIC 3158	\$757,000	14-Oct-20

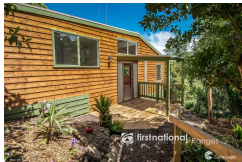
OR

**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: 19 February 2021


**6 Royal Street Upper Ferntree Gully VIC 3156**

Sold Price **\$730,000** Sold Date **27-Nov-20**
 4  2  2

Distance **0.83km**

**46 Hume Street Upwey VIC 3158**

Sold Price **\$755,000** Sold Date **11-Nov-20**
 4  2  2

Distance **0.76km**

**305 Glenfern Road Upwey VIC 3158**

Sold Price **\$757,000** Sold Date **14-Oct-20**
 3  2  2

Distance **1.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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