

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 WRIGHT AVENUE 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

\$860,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Upwey

Period-from

01 Oct 2023

to

30 Sep 2024

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

24 SANDELLS ROAD TECOMA VIC 3160	\$907,000	12-Jul-24
22 FAIRY DELL ROAD TECOMA VIC 3160	\$860,000	17-Oct-24
98 OLD BELGRAVE ROAD UPWEY VIC 3158	\$910,000	26-Jul-24

OR

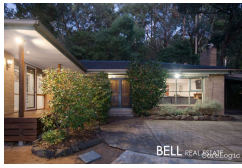
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 October 2024

Tecoma Reception

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24 SANDELLS ROAD TECOMA VIC 3160

Sold Price

\$907,000

Sold Date

12-Jul-24

 4

 2

 2

Distance

1.48km



22 FAIRY DELL ROAD TECOMA VIC 3160

Sold Price

^{RS} **\$860,000**

Sold Date

17-Oct-24

 4

 2

 2

Distance

1.66km



98 OLD BELGRAVE ROAD UPWEY VIC 3158

Sold Price

\$910,000

Sold Date

26-Jul-24

 3

 1

 2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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