

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

19 Brookside Street 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Upwey

Period-from

01 Oct 2019

to

30 Sep 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

4 Warra Road Upwey VIC 3158	\$810,000	16-Apr-20
54 Thompson Road Upwey VIC 3158	\$790,000	07-Aug-20
13A Bayview Avenue Upwey VIC 3158	\$768,000	01-Jun-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: 13 October 2020



4 Warra Road Upwey VIC 3158

Sold Price

\$810,000

Sold Date

16-Apr-20

4

2

6

Distance

0.63km



54 Thompson Road Upwey VIC 3158

Sold Price

\$790,000

Sold Date

07-Aug-20

5

2

-

Distance

1.19km



13A Bayview Avenue Upwey VIC 3158

Sold Price

\$768,000

Sold Date

01-Jun-20

3

2

4

Distance

1.02km



82 McNicol Road Belgrave VIC 3160

Sold Price

\$751,000

Sold Date

26-Mar-20

4

2

3

Distance

1.05km



29 Mahony Street Upwey VIC 3158

Sold Price

\$825,000

Sold Date

27-May-20

4

2

6

Distance

1.28km



100 Old Belgrave Road Upwey VIC 3158

Sold Price

\$780,000

Sold Date

24-Apr-20

3

2

2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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14 Gums Avenue Belgrave VIC 3160 Sold Price

\$751,000

Sold Date

10-Jul-20



3



2



2

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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