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 2	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



consumer.vic.gov.au



Sharvn Chandler

- P 0397546888
- M 0439882442
- E sharyn@chandlerandco.com.au

DELL-star	4 Warra Road	Upwey VIC 3158 ⇔ ⁶	Sold Price	\$810,000	Sold Date Distance	16-Apr-20 0.63km
<section-header><section-header><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></section-header></section-header>	54 Thompson I 3158 ☐ 5	Road Upwey VIC	Sold Price	\$790,000	Sold Date Distance	07-Aug-20 1.19km
	13A Bayview A 3158	venue Upwey VIC	Sold Price	\$768,000	Sold Date Distance	01-Jun-20 1.02km
<section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><section-header><text></text></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header></section-header>	82 McNicol Roa	ad Belgrave VIC 3160	Sold Price	\$751,000	Sold Date Distance	26-Mar-20 1.05km
Chandler Come	29 Mahony Stre	eet Upwey VIC 3158 ⇔ 6	Sold Price	\$825,000	Sold Date Distance	27-May-20 1.28km
	100 Old Belgra 3158 31 3 2	we Road Upwey VIC ⇔ ²	Sold Price	\$780,000	Sold Date Distance	24-Apr-20 1.68km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

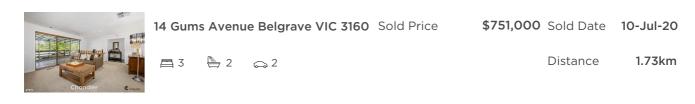


Sharyn Chandler

P 0397546888

M 0439882442

E sharyn@chandlerandco.com.au



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.