

## 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

17 Brookside Street 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,500

Property type

House

Suburb

Upwey

Period-from

01 Jan 2020

to

31 Dec 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

19 Brookside Street Upwey VIC 3158	\$820,000	03-Nov-20
54 Thompson Road Upwey VIC 3158	\$790,000	07-Aug-20
31 Broadway Belgrave VIC 3160	\$780,000	21-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: 20 January 2021

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19 Brookside Street Upwey VIC  
3158

Sold Price

\$820,000

Sold Date 03-Nov-20

 3       2       2

Distance 0.02km



54 Thompson Road Upwey VIC  
3158

Sold Price

\$790,000

Sold Date 07-Aug-20

 5       2       -

Distance 1.18km



31 Broadway Belgrave VIC 3160

Sold Price

**\$780,000**

Sold Date 21-Oct-20

 3       2       2

Distance 1.98km

RS = Recent sale

UN = Undisclosed Sale

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