

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

5 Ferguson 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Upwey

Period-from

01 Nov 2020

to

31 Oct 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

24-26 Leonard Street Upwey VIC 3158	\$1,105,000	21-Oct-21
11 Birdwood Avenue Upwey VIC 3158	\$1,030,000	10-Aug-21
90 Hume Street Upwey VIC 3158	\$1,105,000	15-Oct-21

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: 30 November 2021



24-26 Leonard Street Upwey VIC 3158

 4  2  2

Sold Price

^{RS} **\$1,105,000**

Sold Date

21-Oct-21

Distance

0.39km



11 Birdwood Avenue Upwey VIC 3158

 4  2  2

Sold Price

\$1,030,000

Sold Date

10-Aug-21

Distance

0.68km



90 Hume Street Upwey VIC 3158

 4  2  2

Sold Price

^{RS} **\$1,105,000**

Sold Date

15-Oct-21

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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