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

4 Irvine 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	\$550,000	&	\$600,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$725,000	Prop	erty type		House	Suburb	Upwey
Period-from	01 Sep 2019	to	31 Aug 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	
60 Sandells Road Tecoma VIC 3160	\$530,000	19-May-20	
1462 Burwood Highway Upwey VIC 3158	\$570,000	26-Jun-20	
209 Mt Morton Road Belgrave Heights VIC 3160	\$582,500	18-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.

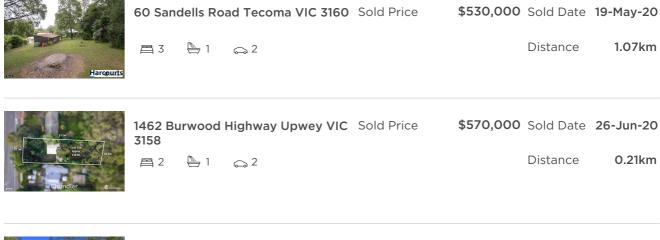
This Statement of Information was prepared on: 24 September 2020



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209 Mt Heights		Road Belgrave	Sold Price	\$582,500	Sold Date	18-Jun-20
昌 2	1	ç⊇ 2			Distance	1.84km

RS = Recent sale UN = Undisclosed Sale

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