

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 Glenfern Close 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Upwey

Period-from

01 Nov 2019

to

31 Oct 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

| | | |
|----------------------------------|-----------|-----------|
| 29 Mahony Street Upwey VIC 3158 | \$825,000 | 27-May-20 |
| 22 Best Street Belgrave VIC 3160 | \$880,000 | 08-Jun-20 |
| 3 Hilton Grove Belgrave VIC 3160 | \$820,000 | 06-Nov-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: 16 November 2020



29 Mahony Street Upwey VIC 3158

Sold Price

\$825,000

Sold Date

27-May-20

4

2

6

Distance

0.44km



22 Best Street Belgrave VIC 3160

Sold Price

\$880,000

Sold Date

08-Jun-20

4

2

2

Distance

1km



3 Hilton Grove Belgrave VIC 3160

Sold Price

^{RS}\$820,000

Sold Date

06-Nov-20

4

2

2

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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