

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

38 DEANS ROAD 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

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$921,600

Property type

House

Suburb

Upwey

Period-from

01 Sep 2023

to

31 Aug 2024

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

297 GLENFERN ROAD UPWEY VIC 3158	\$787,000	19-Apr-24
12 FOREST PARK ROAD UPWEY VIC 3158	\$820,000	25-Jun-24
46 ALEXANDER AVENUE UPWEY VIC 3158	\$800,000	29-Mar-24

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: 03 September 2024



297 GLENFERN ROAD UPWEY VIC 3158

Sold Price

\$787,000

Sold Date

19-Apr-24

3

1

4

Distance

0.4km



12 FOREST PARK ROAD UPWEY VIC 3158

Sold Price

^{RS} **\$820,000**

Sold Date

25-Jun-24

3

1

-

Distance

1.04km



46 ALEXANDER AVENUE UPWEY VIC 3158

Sold Price

\$800,000

Sold Date

29-Mar-24

3

1

-

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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