

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

6 HIGHCLIFF 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Upwey

Period-from

01 Oct 2022

to

30 Sep 2023

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

11 EDWARD STREET UPPER FERNTREE GULLY VIC 3156	\$730,000	25-Sep-23
16 FERNY CREEK AVENUE UPPER FERNTREE GULLY VIC 3156	\$700,000	20-Sep-23

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 October 2023


**11 EDWARD STREET UPPER
FERNTREE GULLY VIC 3156**

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 Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **25-Sep-23**

 Distance **0.58km**

**16 FERNY CREEK AVENUE UPPER
FERNTREE GULLY VIC 3156**

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 Sold Price **\$700,000** Sold Date **20-Sep-23**

 Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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