

# 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 Riley Road Upwey VIC 3158

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$935,000 & \$980,000

### Median sale price

Median price \$845,000 Property type House Suburb Upwey

Period - From 01 Oct 2020 to 30 Sep 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 six 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
83 Ternes Road Upwey VIC 3158	\$1,150,000	01-Jul-21
11 Birdwood Avenue Upwey VIC 3158	\$1,030,000	10-Aug-21
4 Weldon Grove Upwey VIC 3158	\$1,065,000	23-Sep-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 six months.~~

This Statement of Information was prepared on: 24 November 2021



83 Ternes Road Upwey VIC 3158

Sold Price

**\$1,150,000**

Sold Date

**01-Jul-21**
 4
 2
 2

Distance **0.83km**


11 Birdwood Avenue Upwey VIC 3158

Sold Price

<sup>RS</sup>
**\$1,030,000**

Sold Date

**10-Aug-21**
 4
 2
 2

Distance **1.22km**


4 Weldon Grove Upwey VIC 3158

Sold Price

<sup>RS</sup>
**\$1,065,000**

Sold Date

**23-Sep-21**
 5
 2
 1

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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