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

13 Alexander Avenue 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	\$1,100,000	&	\$1,200,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$856,000	Prop	erty type	type House		Suburb	Upwey
Period-from	01 Jan 2021	to	31 Dec 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 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
52 Hazel Grove Tecoma VIC 3160	\$1,135,000	24-Sep-21
34 Bayview Avenue Upwey VIC 3158	\$1,331,000	04-Sep-21
32 Sandells Road Tecoma VIC 3160	\$1,200,000	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 6 months.

This Statement of Information was prepared on: 13 January 2022

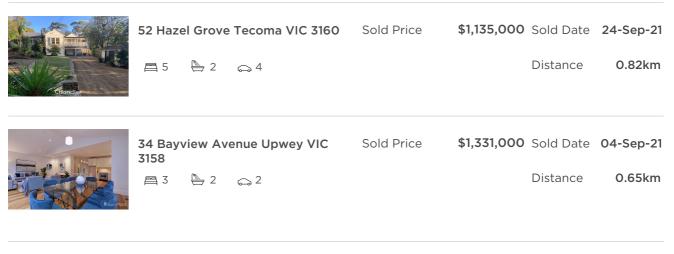


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32 Sandells Road Tecoma VIC 3160	Sold Price	\$1,200,000	Sold Date	23-Sep-21
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RS = Recent sale UN = Undisclosed Sale

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