

# 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 7 Acacia Avenue, Upwey, VIC 3158

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$680,000

&

\$740,000

### Median sale price

Median price

\$912,000

Property Type

House

Suburb

Upwey (3158)

Period - From

15/05/2021

to

16/05/2022

Source

REIV

### Comparable property sales

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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
32 HUGHES STREET, UPWEY VIC 3158	\$775,000	02/04/2022
255 GLENFERN ROAD, UPWEY VIC 3158	\$700,000	14/04/2022
105 ALEXANDER AVENUE, UPWEY VIC 3158	\$735,000	22/05/2022

This Statement of Information was prepared on: 16/05/2022