

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

24-26 Leonard Street 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

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 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

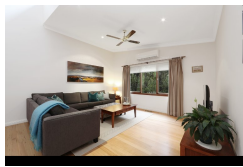
Date of sale

| | | |
|----------------------------------|-------------|-----------|
| 15 Griffiths Road Upwey VIC 3158 | \$1,135,000 | 18-May-21 |
| 14 Belmont Avenue Upwey VIC 3158 | \$951,000 | 20-Jul-21 |
| 83 Ternes Road Upwey VIC 3158 | \$1,150,000 | 01-Jul-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: 11 October 2021



15 Griffiths Road Upwey VIC 3158

Sold Price

\$1,135,000

Sold Date

18-May-21

3

2

2

Distance

0.4km



14 Belmont Avenue Upwey VIC 3158 Sold Price

\$951,000

Sold Date

20-Jul-21

4

2

2

Distance

0.44km



83 Ternes Road Upwey VIC 3158

Sold Price

\$1,150,000

Sold Date

01-Jul-21

4

2

2

Distance

0.74km



11 Birdwood Avenue Upwey VIC 3158

Sold Price

^{RS} **\$1,030,000**

Sold Date

10-Aug-21

4

2

2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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