

## 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

2 KOOKABURRA DELL 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

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,050

Property type

House

Suburb

Upwey

Period-from

01 Mar 2021

to

28 Feb 2022

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

37 THOMPSON ROAD UPWEY VIC 3158	\$895,000	16-Feb-22
1 SANDELLS ROAD TECOMA VIC 3160	\$920,000	08-Dec-21
15 THE SERPENTINE TECOMA VIC 3160	\$950,000	25-Nov-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: 10 March 2022



**37 THOMPSON ROAD UPWEY VIC 3158**

Sold Price

<sup>RS</sup> **\$895,000** <sup>UN</sup>

Sold Date

**16-Feb-22**

3

1

1

Distance

**1.07km**



**1 SANDELLS ROAD TECOMA VIC 3160**

Sold Price

**\$920,000**

Sold Date

**08-Dec-21**

4

2

-

Distance

**1.63km**



**15 THE SERPENTINE TECOMA VIC 3160**

Sold Price

**\$950,000**

Sold Date

**25-Nov-21**

3

1

2

Distance

**1.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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