# 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

26	BIRDWOOD	AVENUE	UPWEY	<b>VIC 3158</b>
20	DIRECTOOD			10 0100

#### 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 betweer		\$950,000	&	\$1,045,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$862,000	Prop	erty type	House		Suburb Upwey			
Period-from	01 Feb 2024	to	31 Jan 20	)25	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	
11 WRIGHT AVENUE UPWEY VIC 3158	\$950,000	27-Nov-24	
1 HUME STREET UPWEY VIC 3158	\$1,035,000	21-Nov-23	

#### 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: 25 February 2025



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Sharyn Chandler

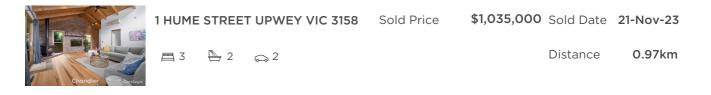
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	11 WRIGHT AVENUE UPWEY VIC 3158			Sold Price	\$950,000	Sold Date	27-Nov-24
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#### RS = Recent sale UN = Undisclosed Sale

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