

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

31 MORRIS ROAD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$921,600

Property type

House

Suburb

Upwey

Period-from

01 Sep 2023

to

31 Aug 2024

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

50 MORRIS ROAD UPWEY VIC 3158	\$1,120,000	07-Jun-24
85 SANDELLS ROAD TECOMA VIC 3160	\$1,247,500	29-Jul-24
2 SUNNYHILL ROAD BELGRAVE VIC 3160	\$1,122,000	20-Apr-24

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 September 2024



50 MORRIS ROAD UPWEY VIC 3158 Sold Price **\$1,120,000** Sold Date **07-Jun-24**

5 6 5

Distance **0.48km**



85 SANDELLS ROAD TECOMA VIC 3160 Sold Price ^{RS} **\$1,247,500** Sold Date **29-Jul-24**

4 2 2

Distance **1.28km**



2 SUNNYHILL ROAD BELGRAVE VIC 3160 Sold Price **\$1,122,000** Sold Date **20-Apr-24**

4 2 2

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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