

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 53 MAST GULLY ROAD, Upwey, VIC 3158

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,180,000 & \$1,250,000

Median sale price

Median price NA Property Type House Suburb Upwey (3158)

Period - From 01/05/2019 to 01/10/2019 Source RP Data

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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
58 MAST GULLY ROAD, UPWEY VIC 3158	\$1,065,000	01/09/2019
13 REGNAN ROAD, KALLISTA VIC 3791	\$1,200,050	01/05/2019
26 BROOKING STREET, UPWEY VIC 3158	\$1,243,000	01/09/2019

This Statement of Information was prepared on: 08/10/2019