

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Birdwood Avenue 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

*House

X

*Unit

Suburb

Upwey

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

2 St Kilda Avenue Upwey VIC 3158	\$800,000	08-Feb-19
45 Rollings Road Upper Ferntree Gully VIC 3156	\$800,000	12-Nov-18
6 Brunning Street Upwey VIC 3158	\$810,000	13-Nov-18

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 six months.~~

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2 St Kilda Avenue Upwey VIC 3158 Sold Price **\$800,000** Sold Date **08-Feb-19**

5 3 -

Distance **0.52km**



45 Rollings Road Upper Ferntree Gully VIC 3156 Sold Price Sold Date **12-Nov-18**

3 2 2

Distance **1.5km**



6 Brunning Street Upwey VIC 3158 Sold Price ^{RS} **\$810,000** Sold Date **13-Nov-18**

4 2 2

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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