

## 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

21 Hughes Street 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Upwey

Period-from

01 Sep 2018

to

31 Aug 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 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

54 Royal Street Upper Ferntree Gully VIC 3156	\$730,000	13-May-19
1470 Burwood Highway Upwey VIC 3158	\$692,500	11-Jul-19
12 Kaye Road Upwey VIC 3158	\$730,000	25-Jun-19

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: 16 September 2019

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## 54 Royal Street Upper Ferntree Gully VIC 3156

4 2 3

Sold Price

<sup>RS</sup> \$730,000

Sold Date

13-May-19

Distance

0.32km



## 1470 Burwood Highway Upwey VIC 3158

4 2 2

Sold Price

\$692,500

Sold Date

11-Jul-19

Distance

1.03km



## 12 Kaye Road Upwey VIC 3158

4 2 1

Sold Price

<sup>RS</sup> \$730,000

Sold Date

25-Jun-19

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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