

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 23 Florence Avenue, UPWEY 3158

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **UPWEY** for period **Sep 2018 - Sep 2019**  
Sourced from **Realestate.com.au**.

**\$700,000**

### 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 the most comparable to the property for sale.

**4 Woodleigh Avenue,**  
Upwey 3158

**Price \$1,120,000** Sold 10  
May 2019

**8 Wondoorra Avenue,**  
Ferry Creek 3786

**Price \$1,005,000** Sold 12  
April 2019

**36 Belgrave-Ferry Creek Road,**  
Ferry Creek 3786

**Price \$1,110,000** Sold 28  
May 2019

This Statement of Information was prepared on 14th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au.

House

4 beds

3 baths

2 parking

### Ray White Ferntree Gully

5/1849 Ferntree Gully Road,  
Ferntree Gully VIC 3156

### Contact agents



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