

## 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

47 Hume 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

\$725,000

&

\$785,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,000

Property type

House

Suburb

Upwey

Period-from

01 Nov 2018

to

31 Oct 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 85 Hume Street Upwey VIC 3158     | \$725,000 | 09-Nov-19 |
| 48 Koorringal Road Upwey VIC 3158 | \$770,000 | 17-Oct-19 |
| 54 Royal Street Upwey VIC 3158    | \$730,000 | 13-May-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: 11 November 2019



**85 Hume Street Upwey VIC 3158**   Sold Price   <sup>RS</sup> **\$725,000**   Sold Date   **09-Nov-19**  
 4   1   2   Distance   **0.41km**



**48 Koorringal Road Upwey VIC 3158**   Sold Price   <sup>RS</sup> **\$770,000**   Sold Date   **17-Oct-19**  
 4   3   3   Distance   **0.42km**

**54 Royal Street Upwey VIC 3158**   Sold Price   **\$730,000**   Sold Date   **13-May-19**  
 4   2   3   Distance   **1.39km**

RS = Recent sale      UN = Undisclosed Sale

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