# 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

81 MORRIS ROAD UPWEY VIC 3158

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	2 NI 295 UUU	&	\$1,385,000	
Median sale price (*Delete house or unit as applicable)						
( Delete flouse of unit as app	Jilcable)	Г		1		
Median Price	\$890,000	Property type	House	Suburb	Upwey	

29 Feb 2024

Source

# Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2023

**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.

to

Address of comparable property	Price	Date of sale
46 MORRIS ROAD UPWEY VIC 3158	\$1,275,000	03-Nov-23
8 KUMBADA AVENUE UPWEY VIC 3158	\$1,300,000	26-Oct-23
27 FLORENCE AVENUE UPWEY VIC 3158	\$1,350,000	01-Feb-24

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: 26 March 2024



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consumer.vic.gov.au

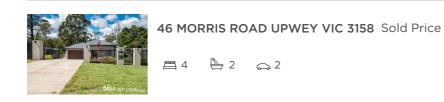


E rebekah.whittaker@obre.com.au

\$1,275,000 Sold Date 03-Nov-23

Distance

0.3km





8 KUMB 3158	BADA A	VENUE UPWEY VIC	Sold Price	\$1,300,000	Sold Date	26-Oct-23
酉 4	2 🚔	<b>⇔</b> 4			Distance	1.05km



27 FLORENCE AVENUE UPWEY VIC 3158	Sold Price	<sup>RS</sup> <b>\$1,350,000</b> Sold Date	01-Feb-24
🖴 4 👆 3 👝 4		Distance	2.4km

RS = Recent sale UN = Undisclosed Sale

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