

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 Hubert Street, Upwey

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$*640,000

&

\$704,000

Median sale price

Median price

\$692,500

*House

X

Suburb

Upwey

Period - From

28/6/2018

to

27/6/2019

Source

realestate.com.au

Comparable property sales

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
1 – 3 Burnham Road, Belgrave	\$690,000	3/6/2019
2 – 1476 Burwood Highway, Upwey	\$622,500	5/2/2019
3 – 54 Best Street, Belgrave	\$702,000	14/6/2019

Date: 17/7/2019