

## 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

63 GRIFFITHS ROAD 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Upwey

Period-from

01 May 2023

to

30 Apr 2024

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

81 MORRIS ROAD UPWEY VIC 3158	\$1,350,000	18-Apr-24
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.

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**81 MORRIS ROAD UPWEY VIC 3158** Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **18-Apr-24**

5 3 2

Distance **0.12km**



**27 FLORENCE AVENUE UPWEY  
VIC 3158** Sold Price **\$1,350,000** Sold Date **01-Feb-24**

4 3 4

Distance **2.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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