

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

106 Morris Road, Upwey Vic 3158

Indicative selling price

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

Range between \$830,000 & \$895,000

Median sale price

Median price \$797,500 Property Type House Suburb Upwey

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 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	17 Brookside St UPWEY 3158	\$966,000	29/01/2021
2	7 Bayview Av UPWEY 3158	\$790,000	17/12/2020
3			

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 six months.

This Statement of Information was prepared on:

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Property Type: House (Previously Occupied - Detached)
Land Size: 714 sqm approx
 Agent Comments

Indicative Selling Price
 \$830,000 - \$895,000
Median House Price
 December quarter 2020: \$797,500

Comparable Properties



17 Brookside St UPWEY 3158 (REI/VG)

Agent Comments



Price: \$966,000
Method: Private Sale
Date: 29/01/2021
Property Type: House
Land Size: 1735 sqm approx



7 Bayview Av UPWEY 3158 (REI/VG)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 17/12/2020
Property Type: House
Land Size: 879 sqm approx

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 six months.