

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

Indicative selling price

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

Single Price

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Other

Suburb

Deanside

Period-from

01 Jun 2023

to

31 May 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

35 REED COURT DEANSIDE VIC 3336	\$430,000	28-May-24
135 MERINDAH BOULEVARD DEANSIDE VIC 3336	\$435,000	03-Jun-22
148 SINCLAIRS ROAD DEANSIDE VIC 3336	\$380,000	16-Feb-23

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 June 2024



35 REED COURT DEANSIDE VIC 3336

Sold Price

RS

\$430,000

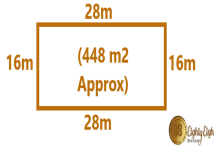
Sold Date

28-May-24

- -

Distance

0.7km



135 MERINDAH BOULEVARD DEANSIDE VIC 3336

Sold Price

\$435,000

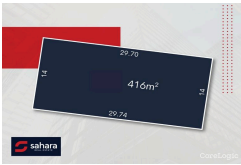
Sold Date

03-Jun-22

- -

Distance

1.33km



148 SINCLAIRS ROAD DEANSIDE VIC 3336

Sold Price

\$380,000

Sold Date

16-Feb-23

4 3

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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