

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

3 KYLIE CLOSE DEANSIDE VIC 3336

Indicative selling price

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

Single Price

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,950

Property type

House

Suburb

Deanside

Period-from

01 Dec 2023

to

30 Nov 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

9 ROMNEY STREET DEANSIDE VIC 3336	\$1,070,000	16-Sep-24
22 MARADONA BOULEVARD DEANSIDE VIC 3336	\$905,400	05-Sep-24
4 DOLLARBIRD DRIVE DEANSIDE VIC 3336	\$895,000	30-May-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: 09 December 2024

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9 ROMNEY STREET DEANSIDE VIC 3336

4 3 2

Sold Price

\$1,070,000

Sold Date

16-Sep-24

Distance

0.12km



22 MARADONA BOULEVARD DEANSIDE VIC 3336

4 2 2

Sold Price

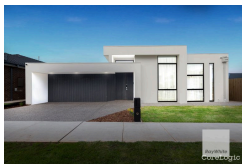
\$905,400

Sold Date

05-Sep-24

Distance

1.62km



4 DOLLARBIRD DRIVE DEANSIDE VIC 3336

4 2 2

Sold Price

\$895,000

Sold Date

30-May-24

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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