

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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb

Period-from to Source

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 REED COURT DEANSIDE VIC 3336	\$360,000	13-Sep-21
31 ISHERWOOD ROAD DEANSIDE VIC 3336	\$420,000	10-Aug-22
3 REVIVAL WAY DEANSIDE VIC 3336	\$375,500	31-Aug-21

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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	9 REED COURT DEANSIDE VIC 3336	Sold Price	\$360,000	Sold Date	13-Sep-21
				Distance	0.44km
	31 ISHERWOOD ROAD DEANSIDE VIC 3336	Sold Price	\$420,000	Sold Date	10-Aug-22
				Distance	1.74km
	3 REVIVAL WAY DEANSIDE VIC 3336	Sold Price	\$375,500	Sold Date	31-Aug-21
				Distance	1.78km

RS = Recent sale UN = Undisclosed Sale

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