

## 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 WEBBER DRIVE DEANSIDE VIC 3336

### 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

\$820,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Deanside

Period-from

01 Jan 2022

to

31 Dec 2022

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

7 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$860,000	01-Dec-22
155 CITY VISTA COURT FRASER RISE VIC 3336	\$840,000	22-Nov-22
146 ASPIRE BOULEVARD FRASER RISE VIC 3336	\$850,000	21-Nov-22

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: 19 January 2023

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**7 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price **\$860,000** Sold Date **01-Dec-22**

Distance **1.69km**



**155 CITY VISTA COURT FRASER RISE VIC 3336**

4 2 2

Sold Price **\$840,000** Sold Date **22-Nov-22**

Distance **1.69km**



**146 ASPIRE BOULEVARD FRASER RISE VIC 3336**

3 2 2

Sold Price **\$850,000** Sold Date **21-Nov-22**

Distance **1.84km**

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

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