Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

For the meaning of this price see consumer.vic.gov.au/underquoting range between \$499,900 & \$549,000 Median sale price Median price \$655,000 Property type House Suburb Deanside Period - From 01/09/2024 to 30/11/2024 Source PropTrack Comparable property sales (*Delete A or B below as applicable)							
Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting range between \$499,900 & \$549,000 Median sale price Median price \$655,000 Property type House Suburb Deanside Period - From 01/09/2024 to 30/11/2024 Source PropTrack 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 115 Maradona Boulevard, Deanside, VIC 3336 \$550,000 29/11/2024 8 Arlington Street, Deanside, VIC 3336 \$540,000 24/09/2024	Property offered for sa	ale					
For the meaning of this price see consumer.vic.gov.au/underquoting range between \$499,900 & \$549,000 Median sale price Median price \$655,000 Property type House Suburb Deanside Period - From 01/09/2024 to 30/11/2024 Source PropTrack 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 115 Maradona Boulevard, Deanside, VIC 3336 \$550,000 29/11/2024 8 Arlington Street, Deanside, VIC 3336 \$540,000 24/09/2024	Including suburb and	27 Basten Avenue, Deanside, Vic 3336					
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	8/8 The Crossing, Caroline Springs, VIC 3023			\$515,	000 1:	3/07/2024	
O.D.	OB.			<u> </u>			
OR	UK						
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.					ee comparable	properties	

This Statement of Information was prepared on: 12/12/2024

