

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

18 DOLLARBIRD DRIVE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Deanside

Period-from

01 Aug 2022

to

31 Jul 2023

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

46 JOEY CRESCENT DEANSIDE VIC 3336	\$593,000	04-Jan-23
77 BASTEN AVENUE DEANSIDE VIC 3336	\$620,000	17-Mar-23
36 ITALIANATE AVENUE DEANSIDE VIC 3336	\$610,000	05-Jun-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.~~

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46 JOEY CRESCENT DEANSIDE VIC 3336

Sold Price

\$593,000

Sold Date **04-Jan-23**

4 2 1

Distance **1.14km**

Source: CoreLogic Property Research
46 Joey Crescent, Deanside



77 BASTEN AVENUE DEANSIDE VIC 3336

Sold Price

\$620,000

Sold Date **17-Mar-23**

4 2 1

Distance **1.24km**



36 ITALIANATE AVENUE DEANSIDE VIC 3336

Sold Price

^{RS} **\$610,000**

Sold Date **05-Jun-23**

4 2 1

Distance **1.27km**



39 ISHERWOOD ROAD DEANSIDE VIC 3336

Sold Price

\$600,000

Sold Date **11-Jul-23**

4 2 1

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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