

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

13 ALROSE GROVE 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

\$437,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,750

Property type

Other

Suburb

Deanside

Period-from

01 Oct 2022

to

30 Sep 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

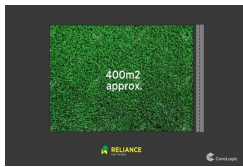
Date of sale

36 LITORIA DRIVE DEANSIDE VIC 3336	\$415,000	26-Mar-23
18 LITORIA DRIVE DEANSIDE VIC 3336	\$390,000	19-Jul-23
14 ETNA ROAD TRUGANINA VIC 3029	\$446,500	17-Feb-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.~~

This Statement of Information was prepared on: 15 October 2023



36 LITORIA DRIVE DEANSIDE VIC 3336

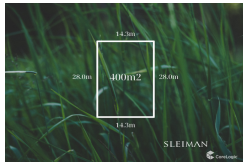
Sold Price

\$415,000

Sold Date

26-Mar-23
 -  -  -

Distance

1.66km


18 LITORIA DRIVE DEANSIDE VIC 3336

Sold Price

\$390,000

Sold Date

19-Jul-23
 -  -  -

Distance

1.71km


14 ETNA ROAD TRUGANINA VIC 3029

Sold Price

\$446,500

Sold Date

17-Feb-23
 -  -  -

Distance

1.33km
RS = Recent sale

UN = Undisclosed Sale

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