

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

25 Abercrombie Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,742,500

Property Type House

Suburb Deepdene

Period - From 05/10/2020

to 04/10/2021

Source REIV

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
1	4/45 Yerrin St BALWYN 3103	\$1,830,000	18/05/2021
2	62a Corhampton Rd BALWYN NORTH 3104	\$1,722,880	06/07/2021
3	29a Norbert St BALWYN 3103	\$1,666,000	15/07/2021

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 six months.~~

This Statement of Information was prepared on:

05/10/2021 10:04



3 3 2

Property Type: House
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
05/10/2020 - 04/10/2021: \$2,742,500

Comparable Properties



4/45 Yerrin St BALWYN 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$1,830,000
Method: Sold Before Auction
Date: 18/05/2021
Property Type: Townhouse (Res)



62a Corhampton Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 2 2

Price: \$1,722,880
Method: Sold Before Auction
Date: 06/07/2021
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



29a Norbert St BALWYN 3103 (REI)

Agent Comments

3 2 2

Price: \$1,666,000
Method: Sold Before Auction
Date: 15/07/2021
Property Type: Townhouse (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017