## 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	25 Abercrombie Street, Deepdene Vic 3103
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$1,700,000	&	\$1,800,000
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#### Median sale price

Median price	\$2,742,500	Pro	perty 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.

Ad	dress 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









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)





Price: \$1,830,000

Method: Sold Before Auction

Date: 18/05/2021

Property Type: Townhouse (Res)

**Agent Comments** 



62a Corhampton Rd BALWYN NORTH 3104

(REI)





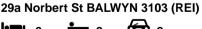
Price: \$1,722,880

Method: Sold Before Auction

Date: 06/07/2021

Property Type: Townhouse (Res) Land Size: 280 sqm approx

Agent Comments









**Price:** \$1,666,000

Method: Sold Before Auction

Date: 15/07/2021

Property Type: Townhouse (Res)

Agent Comments

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



