

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

78 CURTIN 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

\$575,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,500

Property type

House

Suburb

Deanside

Period-from

01 Aug 2021

to

31 Jul 2022

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

63 MALONE CIRCUIT DEANSIDE VIC 3336	\$550,000	24-Mar-22
14 WILDE STREET FRASER RISE VIC 3336	\$600,000	28-Jan-22
66 ROWLING STREET FRASER RISE VIC 3336	\$565,000	13-Nov-21

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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**63 MALONE CIRCUIT DEANSIDE
VIC 3336**

3 2 2

Sold Price

^{RS} **\$550,000** Sold Date **24-Mar-22**

Distance **1.58km**



**14 WILDE STREET FRASER RISE
VIC 3336**

3 2 2

Sold Price

\$600,000 Sold Date **28-Jan-22**

Distance **2.93km**



**66 ROWLING STREET FRASER
RISE VIC 3336**

3 2 2

Sold Price

\$565,000 Sold Date **13-Nov-21**

Distance **3.53km**

RS = Recent sale

UN = Undisclosed Sale

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