

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

22 Peachtree Avenue, Deanside Vic 3336

Indicative selling price

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

Single price \$469,000

Median sale price

Median price \$365,625

Property Type Vacant land

Suburb Deanside

Period - From 23/12/2023

to 22/12/2024

Source Property Data

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	146 Sinclairs Rd DEANSIDE 3336	\$410,000	19/11/2024
2	86 Charleston Rd DEANSIDE 3336	\$426,000	23/09/2024
3	18 Figtree Rd DEANSIDE 3336	\$436,000	11/09/2024

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:

23/12/2024 10:53