



Dream Property Solutions Pty. Ltd. T/A Dream Property Solutions Pty. Ltd.
16 Arnold Drive Scoresby VIC 3179

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 83 Sinclairs Road Deanside Vic 3336

Including suburb and
postcode

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 \$1,150,000 & \$1,250,000

Median sale price

Median price \$707,000 Property Type house Suburb Deanside

Period - From January 2024 to December 2024 Source Realestate.com.au

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 9 Art Deco Drive, Deanside, Vic 3336	\$930,000	18 Dec 2024
2 11 Curtin Drive, Deanside, Vic 3336	\$862,500	21 Nov 2024
3 19 Slinky Street, Deanside, Vic 3336	\$862,500	20 Dec 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: 30/01/2025