

## 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

50 ADENMORE CIRCUIT DEANSIDE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

Suburb

Deanside

Period-from

01 Mar 2023

to

29 Feb 2024

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

5 HAMPTON STREET DEANSIDE VIC 3336	\$435,786	12-Nov-23
2 CLEMSON STREET DEANSIDE VIC 3336	\$440,000	24-Jan-24
4 CLEMSON STREET DEANSIDE VIC 3336	\$435,000	24-Jan-24

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.

This Statement of Information was prepared on: 15 March 2024


**5 HAMPTON STREET DEANSIDE  
VIC 3336**

Sold Price

**\$435,786**

Sold Date

**12-Nov-23**
 -  -  -

Distance

**0.93km**

**2 CLEMSON STREET DEANSIDE  
VIC 3336**

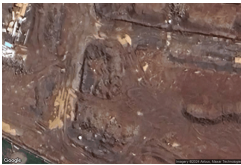
Sold Price

**\$440,000**

Sold Date

**24-Jan-24**
 -  -  -

Distance

**1.43km**

**4 CLEMSON STREET DEANSIDE  
VIC 3336**

Sold Price

**\$435,000**

Sold Date

**24-Jan-24**
 -  -  -

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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