

## 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

18 CHARLESTON ROAD DEANSIDE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Deanside

Period-from

01 Jul 2022

to

30 Jun 2023

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

11 BRAY STREET DEANSIDE VIC 3336	\$730,000	10-Feb-23
27 VALIANT STREET DEANSIDE VIC 3336	\$765,000	14-Jun-23

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: 08 July 2023

Anna Varrica  
M 0409 779 007  
E anna@redefinedrealestate.com



**11 BRAY STREET DEANSIDE VIC 3336**

 4  2  2

Sold Price **\$730,000** Sold Date **10-Feb-23**

Distance **0.57km**



**27 VALIANT STREET DEANSIDE VIC 3336**

 4  2  2

Sold Price <sup>RS</sup> **\$765,000** Sold Date **14-Jun-23**

Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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