

# 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

7 Crest Avenue, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,825,000

### Median sale price\*

Median price

\$2,790,000

Property Type

House

Suburb

Deepdene

Period - From

29/08/2021

to

29/08/2022

Source

REIV

### 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	7 Majella Ct KEW 3101	\$2,830,000	01/04/2022
2	5 Bennett St DEEPDENE 3103	\$2,750,000	15/06/2022
3	2 Georgian Ct BALWYN 3103	\$2,750,000	14/05/2022

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:

29/08/2022 08:53



 4
  2
  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,825,000

**Median House Price \***

29/08/2021 - 29/08/2022: \$2,790,000

\* Agent calculated median

## Comparable Properties



**7 Majella Ct KEW 3101 (REI/VG)**

Agent Comments

 3
  1
  2

**Price:** \$2,830,000

**Method:** Sold Before Auction

**Date:** 01/04/2022

**Property Type:** House (Res)

**Land Size:** 684 sqm approx



**5 Bennett St DEEPDENE 3103 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$2,750,000

**Method:** Sold Before Auction

**Date:** 15/06/2022

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**2 Georgian Ct BALWYN 3103 (REI/VG)**

Agent Comments

 3
  2
  2

**Price:** \$2,750,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088