Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7 Crest Avenue, Deepdene Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	I/underquot	ting		
Single price	e \$2,825,000							
Median sale p	rice*							
Median price	\$2,790,000	Pro	operty Type	Ηοι	lse		Suburb	Deepdene
Period - From	29/08/2021	to	29/08/2022		So	ource	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.

Ado	dress 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.

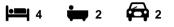
This Statement of Information was prepared on:

29/08/2022 08:53



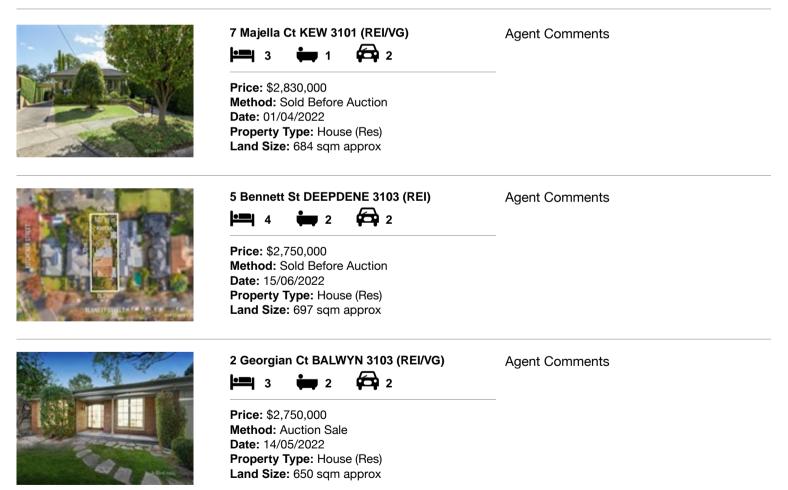
RT Edgar





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



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





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