

## 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

3 ISAACS STREET 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

\$700,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,500

Property type

House

Suburb

Deanside

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 13 ISAACS STREET DEANSIDE VIC 3336  | \$690,000 | 23-Feb-22 |
| 14 ELMWOOD STREET DEANSIDE VIC 3336 | \$700,000 | 08-Mar-22 |
| 3 KERR ROAD DEANSIDE VIC 3336       | \$650,000 | 24-Feb-22 |

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.~~

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**13 ISAACS STREET DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup>

**\$690,000**

Sold Date

**23-Feb-22**



4



2



2

Distance

**0.07km**



**14 ELMWOOD STREET DEANSIDE VIC 3336**

Sold Price

**\$700,000**

Sold Date

**08-Mar-22**



4



2



2

Distance

**0.58km**



**3 KERR ROAD DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**24-Feb-22**



3



2



2

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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