

# 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

22 May Street, Deepdene Vic 3103

### Indicative selling price

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

Range between \$2,700,000

&

\$2,970,000

### Median sale price

Median price \$2,550,000

Property Type House

Suburb Deepdene

Period - From 01/10/2018

to

30/09/2019

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 | 20 Percy St BALWYN 3103        | \$2,625,000 | 07/09/2019   |
| 2 | 16 May St DEEPDENE 3103        | \$5,230,800 | 22/06/2019   |
| 3 | 13 Kitchener St DEEPDENE 3103  | \$2,836,000 | 20/06/2019   |

**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:

21/10/2019 16:27



 4    3    6

**Rooms:** 12

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 717 sqm approx

**Agent Comments**

Rock solid brick home with very spacious internal located in one of Deepdene's most sought-after streets. Walk to tram stop, park and in the Balwyn High School zone.

**Indicative Selling Price**

\$2,700,000 - \$2,970,000

**Median House Price**

Year ending September 2019: \$2,550,000

## Comparable Properties



**20 Percy St BALWYN 3103 (REI)**

 4    2    2

**Price:** \$2,625,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

**Agent Comments**

Less desired location with Balwyn post code not Deepdene



**16 May St DEEPDENE 3103 (REI/VG)**

 5    6    7

**Price:** \$5,230,800

**Method:** Private Sale

**Date:** 22/06/2019

**Property Type:** House

**Land Size:** 717 sqm approx

**Agent Comments**

only 2 doors away and land value is over \$2.5m



**13 Kitchener St DEEPDENE 3103 (REI/VG)**

 4    2    2

**Price:** \$2,836,000

**Method:** Private Sale

**Date:** 20/06/2019

**Property Type:** House (Res)

**Land Size:** 730 sqm approx

**Agent Comments**

less in location, accommodation and in space