

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

5 Creswick Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$3,700,000

Median sale price

Median price

\$2,810,000

Property Type

House

Suburb

Deepdene

Period - From

17/03/2021

to

16/03/2022

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 Salford Av BALWYN 3103	\$4,000,000	06/11/2021
2	11 Irilbarra Rd CANTERBURY 3126	\$3,970,000	30/10/2021
3	8 Kingsley St CAMBERWELL 3124	\$3,730,000	10/03/2022

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:

17/03/2022 10:54



4 1 2

Property Type:
Land Size: 1141 sqm approx
Agent Comments

Indicative Selling Price

\$3,700,000

Median House Price

17/03/2021 - 16/03/2022: \$2,810,000

Comparable Properties



7 Salford Av BALWYN 3103 (REI/VG)

Agent Comments

5 3 2

Price: \$4,000,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 809 sqm approx



11 Irilbarra Rd CANTERBURY 3126 (REI/VG)

Agent Comments

4 3 3

Price: \$3,970,000
Method: Sold Before Auction
Date: 30/10/2021
Property Type: House (Res)
Land Size: 699 sqm approx



8 Kingsley St CAMBERWELL 3124 (REI)

Agent Comments

4 2 1

Price: \$3,730,000
Method: Auction Sale
Date: 10/03/2022
Property Type: House (Res)
Land Size: 789 sqm approx

Account - Atria Real Estate