

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

19 Bennett Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$3,100,000

&

\$3,400,000

Median sale price

Median price \$2,836,000

Property Type House

Suburb Deepdene

Period - From 01/04/2019

to

31/03/2020

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	21 Alexandra Av CANTERBURY 3126	\$3,208,000	30/06/2020
2	3 Jaques St HAWTHORN EAST 3123	\$3,200,000	11/07/2020
3			

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:

15/07/2020 22:03



 4  2  2

Rooms: 9

Property Type: House (Res)

Land Size: 693 sqm approx

Agent Comments

Solid built, great floorplan, decent and private backyard. Balwyn High School zoned, walk to 109 tram sips, shops and parks.

Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

Year ending March 2020: \$2,836,000

Comparable Properties



21 Alexandra Av CANTERBURY 3126 (REI)

 4  2  2

Agent Comments

Smaller internal

Price: \$3,208,000

Method: Private Sale

Date: 30/06/2020

Property Type: House



3 Jaques St HAWTHORN EAST 3123 (REI)

 3  2  4

Agent Comments

Smaller land size

Price: \$3,200,000

Method: Private Sale

Date: 11/07/2020

Property Type: House

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.