

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

10 LIGHTFOOT WAY DEANSIDE VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Deanside

Period-from

01 Apr 2022

to

31 Mar 2023

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

64 SINCLAIRS ROAD DEANSIDE VIC 3336	\$599,000	24-Oct-22
8 LOMBARDY WALK DEANSIDE VIC 3336	\$550,000	07-Dec-22
55 CURTIN DRIVE DEANSIDE VIC 3336	\$660,000	14-Nov-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.~~

This Statement of Information was prepared on: 03 April 2023

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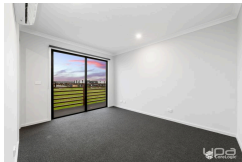


**64 SINCLAIRS ROAD DEANSIDE
VIC 3336**

3 2 2

Sold Price **\$599,000** Sold Date **24-Oct-22**

Distance **1.9km**



**8 LOMBARDY WALK DEANSIDE
VIC 3336**

3 2 2

Sold Price **\$550,000** Sold Date **07-Dec-22**

Distance **2.54km**



**55 CURTIN DRIVE DEANSIDE VIC
3336**

3 2 2

Sold Price **\$660,000** Sold Date **14-Nov-22**

Distance **1.63km**



**14 LIGHTFOOT WAY DEANSIDE
VIC 3336**

3 2 2

Sold Price **\$631,000** Sold Date **17-Feb-23**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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