

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

1 Vel Street 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

\$289,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Deanside

Period-from

01 Jul 2020

to

30 Jun 2021

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

6 Gleeson Way Deanside VIC 3336	\$290,000	02-Feb-21
7 Duffy Road Deanside VIC 3336	\$294,000	03-May-21
9 Duffy Road Deanside VIC 3336	\$294,000	30-Apr-21

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: 29 July 2021



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6 Gleeson Way Deanside VIC 3336

Sold Price

\$290,000

Sold Date

02-Feb-21

- -

Distance

1.25km



7 Duffy Road Deanside VIC 3336

Sold Price

\$294,000

Sold Date

03-May-21

- -

Distance

1.28km



9 Duffy Road Deanside VIC 3336

Sold Price

Sold Date

30-Apr-21

- -

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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