

## 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

Hedgeley Avenue Deanside VIC 3336

### Indicative selling price

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

Single Price

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

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

117 Maradona Boulevard Deanside VIC 3336	\$472,000	22-Jun-21
139 Maradona Boulevard Deanside VIC 3336	\$467,000	07-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



**117 Maradona Boulevard Deanside  
VIC 3336**

 3  2  1

Sold Price

**\$472,000**

Sold Date

**22-Jun-21**

Distance

**2.16km**



**139 Maradona Boulevard Deanside  
VIC 3336**

 3  2  1

Sold Price

**\$467,000**

Sold Date

**07-Apr-21**

Distance

**2.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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