

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 SHILOH 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

\$339,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Other

Suburb

Deanside

Period-from

01 Jun 2022

to

31 May 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

3 ARACAR STREET TRUGANINA VIC 3029	\$335,000	06-Feb-23
37 SLINKY STREET DEANSIDE VIC 3336	\$369,000	25-May-23
14 REED COURT DEANSIDE VIC 3336	-	30-May-23

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: 01 June 2023


**3 ARACAR STREET TRUGANINA
VIC 3029**

Sold Price

\$335,000

 Sold Date **06-Feb-23**
 -  -  -

 Distance **3.09km**

**37 SLINKY STREET DEANSIDE VIC
3336**

Sold Price

^{RS} **\$369,000**

 Sold Date **25-May-23**
 -  -  -

 Distance **0.15km**

**14 REED COURT DEANSIDE VIC
3336**

Sold Price

^{RS UN}

 Sold Date **30-May-23**
 -  -  -

 Distance **0.21km**
RS = Recent sale

UN = Undisclosed Sale

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