

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

152 SINCLAIRS ROAD 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,000

Property type

Land

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

11 ISAACS STREET DEANSIDE VIC 3336	\$675,000	02-Jan-23
16 HUTTON STREET DEANSIDE VIC 3336	\$655,000	16-Jan-23
155 MARADONA BOULEVARD DEANSIDE VIC 3336	\$652,000	31-Mar-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.~~

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11 ISAACS STREET DEANSIDE VIC 3336

Sold Price

RS

\$675,000

Sold Date

02-Jan-23

4 2 2

Distance

0.82km



16 HUTTON STREET DEANSIDE VIC 3336

Sold Price

\$655,000

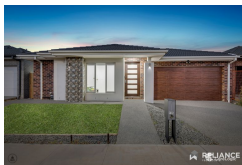
Sold Date

16-Jan-23

4 2 2

Distance

1.57km



**155 MARADONA BOULEVARD
DEANSIDE VIC 3336**

Sold Price

\$652,000

Sold Date

31-Mar-23

4 2 2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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