

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 14 Bennett Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$2,685,000 House X Unit Suburb Deepdene

Period - From 01/10/2017 to 30/09/2018 Source REIV

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 six 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
1	64a Gordon St DEEPDENE 3103	\$1,660,000	20/09/2018
2	1/16 Bennett St DEEPDENE 3103	\$1,610,000	03/07/2018
3	2/12 King St BALWYN 3103	\$1,494,000	28/07/2018

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 six months.

**Rooms:****Property Type:** House**Land Size:** 394.316 sqm approx**Agent Comments****Indicative Selling Price**

\$1,600,000 - \$1,700,000

Median House Price

Year ending September 2018: \$2,685,000

Comparable Properties

**64a Gordon St DEEPDENE 3103 (REI)****Agent Comments****Price:** \$1,660,000**Method:** Sold Before Auction**Date:** 20/09/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 325 sqm approx**1/16 Bennett St DEEPDENE 3103 (REI)****Agent Comments****Price:** \$1,610,000**Method:** Private Sale**Date:** 03/07/2018**Rooms:** 6**Property Type:** Townhouse (Single)**2/12 King St BALWYN 3103 (REI)****Agent Comments****Price:** \$1,494,000**Method:** Auction Sale**Date:** 28/07/2018**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 273 sqm approx