

## 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

21 MCKELL STREET DEANSIDE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$359,000

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 19 ISAACS STREET DEANSIDE VIC 3336      | \$715,000 | 06-Apr-23 |
| 69 CONSERVATORY DRIVE DEANSIDE VIC 3336 | \$700,000 | 06-Jun-23 |
| 65 CURTIN DRIVE DEANSIDE VIC 3336       | \$790,000 | 10-Feb-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: 27 June 2023


**19 ISAACS STREET DEANSIDE VIC 3336**

Sold Price

**\$715,000**

Sold Date **06-Apr-23**
 4  2  2

Distance **0.06km**

**69 CONSERVATORY DRIVE DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **06-Jun-23**
 4  2  2

Distance **0.76km**

**65 CURTIN DRIVE DEANSIDE VIC 3336**

Sold Price

**\$790,000**

Sold Date **10-Feb-23**
 4  2  2

Distance **0.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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