

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

5/26 Gordon Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$1,300,000

Property Type Unit

Suburb Deepdene

Period - From 09/02/2020

to

08/02/2021

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	7/89-93 Harp Rd KEW EAST 3102	\$845,000	14/11/2020
2	2/8 Maylands Av BALWYN NORTH 3104	\$785,000	19/12/2020
3	2/5 Maud St BALWYN NORTH 3104	\$760,000	14/01/2021

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.~~

This Statement of Information was prepared on:

09/02/2021 16:14



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

09/02/2020 - 08/02/2021: \$1,300,000

Comparable Properties



7/89-93 Harp Rd KEW EAST 3102 (VG)

Agent Comments

2 - -

Price: \$845,000

Method: Sale

Date: 14/11/2020

Property Type: Flat/Unit/Apartment (Res)



2/8 Maylands Av BALWYN NORTH 3104 (REI)

Agent Comments

2 2 2

Price: \$785,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Unit



2/5 Maud St BALWYN NORTH 3104 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 14/01/2021

Property Type: Unit