

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

19 Malone Circuit 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

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,750

Property type

House

Suburb

Deanside

Period-from

01 Dec 2020

to

30 Nov 2021

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

27 Moore Drive Fraser Rise VIC 3336	\$700,000	02-Dec-21
19 Phoenix Grove Fraser Rise VIC 3336	\$700,000	19-Nov-21
30 Equinox Way Fraser Rise VIC 3336	\$705,000	22-Jun-21

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: 15 December 2021



27 Moore Drive Fraser Rise VIC 3336

 4  2  2

Sold Price

^{RS} **\$700,000**

Sold Date

02-Dec-21

Distance

0.65km



19 Phoenix Grove Fraser Rise VIC 3336

 4  2  2

Sold Price

Sold Date

19-Nov-21

Distance

0.75km



30 Equinox Way Fraser Rise VIC 3336

 4  2  2

Sold Price

\$705,000

Sold Date

22-Jun-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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