

## 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

6 EWING WAY 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

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,750

Property type

House

Suburb

Deanside

Period-from

01 Sep 2022

to

31 Aug 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

5 MEDOC BOULEVARD DEANSIDE VIC 3336	\$560,000	01-Aug-23
17 HUFFNELL ROAD DEANSIDE VIC 3336	\$575,000	09-Aug-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: 21 September 2023

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**5 MEDOC BOULEVARD DEANSIDE VIC 3336** Sold Price **\$560,000** Sold Date **01-Aug-23**

 3
  2
  1

Distance **0.61km**



**17 HUFFNELL ROAD DEANSIDE VIC 3336** Sold Price **\$575,000** Sold Date **09-Aug-23**

 3
  2
  1

Distance **2.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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