

## 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 HARLEQUIN AVENUE DEANSIDE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$195,000

&

\$215,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$376,000

Property type

Land

Suburb

Deanside

Period-from

01 Aug 2022

to

31 Jul 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

Address of comparable property	Price	Date of sale
25 LITORIA DRIVE DEANSIDE VIC 3336	\$165,000	21-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: 28 August 2023



**25 LITORIA DRIVE DEANSIDE VIC  
3336**

Sold Price

<sup>RS</sup> **\$165,000** Sold Date **21-Aug-23**

3 2 -

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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