

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

3 GRIMES WAY 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

or range
between

\$315,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$359,000

Property type

Land

Suburb

Deanside

Period-from

01 Jul 2022

to

30 Jun 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

17 LILYPILLY STREET FRASER RISE VIC 3336	377500	22-Mar-23
LOT 103 SARIC STREET FRASER RISE VIC 3336	367000	02-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: 18 July 2023

17 LILYPILLY STREET FRASER Sold Price **377500** Sold Date **22-Mar-23**
RISE VIC 3336



Distance **1.1km**

LOT 103 SARIC STREET FRASER Sold Price **367000** Sold Date **02-Feb-23**
RISE VIC 3336



Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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