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 Pelham Place Deepdene VIC 3103

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 betweer	30 900 000	&	\$6,200,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$3 150 000	Property type	House	Suburb	Deepdene			

Median Price	\$3,150,000	Prop	roperty type House Subu		Suburb	Deepdene	
Period-from	01 Jun 2020	to	31 May 2	021	Source		Corelogic
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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	rice Date of sale		
68 Molesworth Street Kew VIC 3101	\$6,632,000	15-May-21		
92 Yarrbat Avenue Balwyn VIC 3103	\$6,150,000	31-Jan-21		
32 Alfred Street Kew VIC 3101	\$6,500,000	23-Dec-19		

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: 16 June 2021

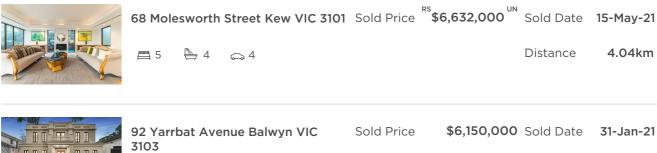


consumer.vic.gov.au

VICPROP

Distance

4.04km



92 Yarrbat Avenue Balwyn VIC 3103	Sold Price	\$6,150,000 Sold Date	31-Jan-21
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and the second	32 Alfred Street Kew VIC 3101		Sold Price	\$6,500,000	Sold Date	23-Dec-19	
	昌 5	6 🚔	ය 6			Distance	1.23km

RS = Recent sale UN = Undisclosed Sale

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