



STATEMENT OF INFORMATION

11 SICILY AVENUE, DEANSIDE, VIC 3336

PREPARED BY BHEJINDER MANN, RIGHT KEY REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SICILY AVENUE, DEANSIDE, VIC 3336

 4  2  2

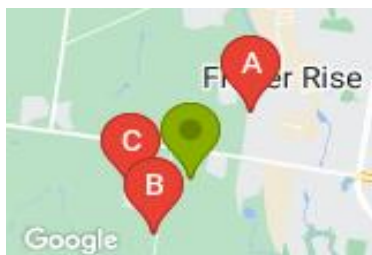
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$745,000 to \$780,000

Provided by: Bhejinder Mann, Right Key Real Estate

MEDIAN SALE PRICE



DEANSIDE, VIC, 3336

Suburb Median Sale Price (Vacant Land)

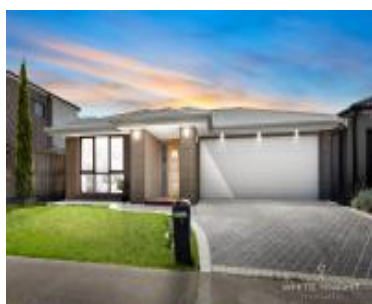
\$380,000

01 January 2022 to 31 December 2022

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 AUBISQUE CL, FRASER RISE, VIC 3336

 4  2  2

Sale Price

***\$780,000**

Sale Date: 15/03/2023

Distance from Property: 1.2km



18 VALIANT ST, DEANSIDE, VIC 3336

 4  2  2

Sale Price

\$716,000

Sale Date: 17/01/2023

Distance from Property: 912m



54 NORMANBY BVD, DEANSIDE, VIC 3336

 4  2  2

Sale Price

\$785,000

Sale Date: 02/11/2022

Distance from Property: 784m



This report has been compiled on 20/03/2023 by Right Key Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 SICILY AVENUE, DEANSIDE, VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$745,000 to \$780,000

Median sale price

Median price

\$380,000

Property type

House

Suburb

DEANSIDE

Period

01 January 2022 to 31 December 2022

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

1 AUBISQUE CL, FRASER RISE, VIC 3336	*\$780,000	15/03/2023
18 VALIANT ST, DEANSIDE, VIC 3336	\$716,000	17/01/2023
54 NORMANBY BVD, DEANSIDE, VIC 3336	\$785,000	02/11/2022

This Statement of Information was prepared on:

20/03/2023