

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 GRIFFITH ROAD 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,500

Property type

House

Suburb

Deanside

Period-from

01 Jul 2021

to

30 Jun 2022

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

6 STARKE STREET DEANSIDE VIC 3336	\$750,000	16-Jun-22
39 CURTIN DRIVE DEANSIDE VIC 3336	\$735,000	30-Apr-22
23 MALONE CIRCUIT DEANSIDE VIC 3336	\$735,000	21-Apr-22

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: 27 July 2022


6 STARKE STREET DEANSIDE VIC 3336

Sold Price

RS

\$750,000

Sold Date

16-Jun-22


4



2



2

Distance

0.07km

39 CURTIN DRIVE DEANSIDE VIC 3336

Sold Price

\$735,000

Sold Date

30-Apr-22


3



2



2

Distance

0.09km

23 MALONE CIRCUIT DEANSIDE VIC 3336

Sold Price

Sold Date

21-Apr-22


3



2



2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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