

## 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

52 CURTIN DRIVE 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

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,750

Property type

House

Suburb

Deanside

Period-from

01 Mar 2021

to

28 Feb 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 13 ISAACS STREET DEANSIDE VIC 3336 | \$690,000 | 23-Feb-22 |
| 3 KERR ROAD DEANSIDE VIC 3336      | \$650,000 | 24-Feb-22 |
| 63 CURTIN DRIVE DEANSIDE VIC 3336  | \$675,000 | 29-Nov-21 |

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.~~

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**13 ISAACS STREET DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup>

**\$690,000**

Sold Date

**23-Feb-22**



4



2



2

Distance

**0.09km**



**3 KERR ROAD DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**24-Feb-22**



3



2



2

Distance

**0.12km**



**63 CURTIN DRIVE DEANSIDE VIC 3336**

Sold Price

<sup>RS</sup>

**\$675,000**

Sold Date

**29-Nov-21**



4



2



2

Distance

**0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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