

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

7 JOEY CRESCENT 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 Mar 2023

to

29 Feb 2024

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

8 LOMBARDY WALK DEANSIDE VIC 3336	\$550,000	30-Jan-24
92 MERINDAH BOULEVARD DEANSIDE VIC 3336	\$561,000	09-Dec-23
72 CURTIN DRIVE DEANSIDE VIC 3336	\$590,000	30-Nov-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: 23 March 2024



8 LOMBARDY WALK DEANSIDE VIC 3336

 3  2  2

Sold Price **\$550,000** Sold Date **30-Jan-24**

Distance **0.73km**



92 MERINDAH BOULEVARD DEANSIDE VIC 3336

 3  2  2

Sold Price **\$561,000** Sold Date **09-Dec-23**

Distance **0.82km**



72 CURTIN DRIVE DEANSIDE VIC 3336

 3  2  2

Sold Price **\$590,000** Sold Date **30-Nov-23**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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