

## 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

24 ALISMA AVENUE 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

\$70,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 Dec 2023

to

30 Nov 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

33 LITORIA DRIVE DEANSIDE VIC 3336	\$795,000	20-Oct-24
6 ALISMA AVENUE DEANSIDE VIC 3336	\$800,000	15-Nov-24

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: 03 December 2024

**33 LITORIA DRIVE DEANSIDE VIC  
3336**

4 4 2

Sold Price

**\$795,000**Sold Date **20-Oct-24**Distance **0.12km****6 ALISMA AVENUE DEANSIDE VIC  
3336**

4 2 2

Sold Price

<sup>RS</sup> **\$800,000**Sold Date **15-Nov-24**Distance **0.12km****RS** = Recent sale      **UN** = Undisclosed Sale

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