

## 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

5 BOLOGNA STREET 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

\$320,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 May 2023

to

30 Apr 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

5 STARKE STREET DEANSIDE VIC 3336	\$292,000	26-Mar-24
7 SHILOH STREET DEANSIDE VIC 3336	\$312,000	08-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.

This Statement of Information was prepared on: 20 May 2024



**5 STARKE STREET DEANSIDE VIC  
3336**

Sold Price **\$292,000** Sold Date **26-Mar-24**

 3  3  -

Distance **0.46km**



**7 SHILOH STREET DEANSIDE VIC  
3336**

Sold Price **\$312,000** Sold Date **08-Nov-21**

 3  2  -

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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