

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

42 MEADOWS DRIVE 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

\$1,170,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,625

Property type

Land

Suburb

Deanside

Period-from

01 Feb 2024

to

31 Jan 2025

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

4 SAVAS WAY FRASER RISE VIC 3336	\$1,218,000	27-Jan-24
8 BONNIEBROOK ROAD AINTREE VIC 3336	\$1,170,000	16-Sep-24
10 NOKOTA CIRCUIT BONNIE BROOK VIC 3335	\$1,220,000	14-Oct-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: 27 February 2025



4 SAVAS WAY FRASER RISE VIC 3336

Sold Price **\$1,218,000** Sold Date **27-Jan-24**

 4  4  2

Distance **1.61km**



8 BONNIEBROOK ROAD AINTREE VIC 3336

Sold Price **\$1,170,000** Sold Date **16-Sep-24**

 5  3  2

Distance **2.26km**



10 NOKOTA CIRCUIT BONNIE BROOK VIC 3335

Sold Price **\$1,220,000** Sold Date **14-Oct-24**

 5  3  2

Distance **2.63km**

RS = Recent sale

UN = Undisclosed Sale

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