

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

8 OWEN WAY 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

\$780,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,500

Property type

House

Suburb

Deanside

Period-from

01 Feb 2022

to

31 Jan 2023

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

3 WEBBER DRIVE DEANSIDE VIC 3336	\$830,000	17-Feb-23
32 VEL STREET DEANSIDE VIC 3336	\$815,000	16-Sep-22
54 NORMANBY BOULEVARD DEANSIDE VIC 3336	\$785,000	02-Nov-22

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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3 WEBBER DRIVE DEANSIDE VIC 3336

4 3 2

Sold Price

^{RS} **\$830,000** Sold Date **17-Feb-23**

Distance **1.31km**



32 VEL STREET DEANSIDE VIC 3336

4 2 2

Sold Price

\$815,000 Sold Date **16-Sep-22**

Distance **1.14km**



54 NORMANBY BOULEVARD DEANSIDE VIC 3336

- 2 2

Sold Price

\$785,000 Sold Date **02-Nov-22**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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