

## 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

22 CURTIN DRIVE DEANSIDE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 Apr 2023

to

31 Mar 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

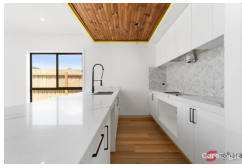
Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 62 CHARLESTON ROAD DEANSIDE VIC 3336 | \$690,000 | 16-Dec-23 |
| 24 SICILY AVENUE DEANSIDE VIC 3336   | \$690,000 | 02-Mar-24 |
| 21 MCKELL STREET DEANSIDE VIC 3336   | \$685,000 | 02-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: 17 April 2024



**62 CHARLESTON ROAD DEANSIDE VIC 3336** Sold Price **\$690,000** Sold Date **16-Dec-23**

 4  2  2

Distance **0.65km**



**24 SICILY AVENUE DEANSIDE VIC 3336** Sold Price <sup>RS</sup> **\$690,000** Sold Date **02-Mar-24**

 4  2  2

Distance **0.66km**



**21 MCKELL STREET DEANSIDE VIC 3336** Sold Price **\$685,000** Sold Date **02-Nov-23**

 4  2  2

Distance **1.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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