

Comparable Sales Final Preview

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 **Lot 2008**
 Including suburb and postcode
 ARKWRIGHT STREET 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 \$440,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$639,000 Property type Other Suburb Deanside
 Period-from 01 Sep 2023 to 31 Aug 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
18 Tiger Drive, Deanside, VIC 3336	\$476,000	10-Aug-24
10 Birong Road, Deanside VIC 3336	\$451,000	27-Mar-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: 10 September 2024