

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 16 Medoc Boulevard, Deanside, VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$780,000

Median sale price

Median price \$690,000 Property Type House Suburb Deanside (3336)

Period - From 01/06/2023 to 31/05/2024 Source Domain

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 DOLLARBIRD DRIVE, DEANSIDE VIC 3336	\$895,000	30/05/2024
166 SINCLAIRS ROAD, DEANSIDE VIC 3336	\$809,900	25/01/2024
15 DOLLARBIRD DRIVE, DEANSIDE VIC 3336	\$800,000	23/04/2024

This Statement of Information was prepared on: 13/06/2024