

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

11 Parkside Avenue, Deepdene Vic 3103

Indicative selling price

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

Range between \$3,800,000

&

\$4,180,000

Median sale price

Median price \$3,812,444

Property Type House

Suburb Deepdene

Period - From 01/10/2023

to

30/09/2024

Source REIV

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 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
1	5 Highton Gr DEEPDENE 3103	\$4,275,000	21/09/2024
2	29 May St DEEPDENE 3103	\$3,858,888	08/07/2024
3	6 Meadow Gr DEEPDENE 3103	\$4,400,000	18/05/2024

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 six months.~~

This Statement of Information was prepared on:

31/10/2024 19:22

11 Parkside Avenue, Deepdene Vic 3103

RT Edgar

Annabelle Feng

8888 2000

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Indicative Selling Price

\$3,800,000 - \$4,180,000

Median House Price

Year ending September 2024: \$3,812,444



4 2 2

Property Type: House

Land Size: 848 sqm approx

Agent Comments

Comparable Properties



5 Highton Gr DEEPDENE 3103 (REI)

Agent Comments

4 2 2

Price: \$4,275,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 857 sqm approx



29 May St DEEPDENE 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$3,858,888

Method: Private Sale

Date: 08/07/2024

Property Type: House

Land Size: 750 sqm approx



6 Meadow Gr DEEPDENE 3103 (REI/VG)

Agent Comments

4 2 2

Price: \$4,400,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 907 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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