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
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Median sale price

Median price	\$3,812,444	Pro	perty 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

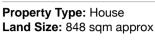


RT Edgar

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Indicative Selling Price \$3,800,000 - \$4,180,000 **Median House Price**

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







Comparable Properties



5 Highton Gr DEEPDENE 3103 (REI)





Price: \$4,275,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) Land Size: 857 sqm approx

Agent Comments



29 May St DEEPDENE 3103 (REI/VG)







Price: \$3,858,888 Method: Private Sale Date: 08/07/2024 Property Type: House Land Size: 750 sqm approx Agent Comments



6 Meadow Gr DEEPDENE 3103 (REI/VG)





Price: \$4,400,000 Method: Auction Sale Date: 18/05/2024

Property Type: House (Res) Land Size: 907 sqm approx Agent Comments

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