

## 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

25 KALINDA AVENUE DEANSIDE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Deanside

Period-from

01 Jul 2022

to

30 Jun 2023

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

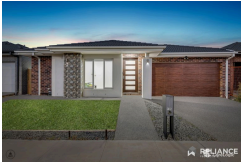
Date of sale

|  |           |           |
|--|-----------|-----------|
| 155 MARADONA BOULEVARD DEANSIDE VIC 3336 | \$652,000 | 31-Mar-23 |
| 4 PINNACLE WAY FRASER RISE VIC 3336      | \$672,000 | 02-Jun-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: 01 July 2023



**155 MARADONA BOULEVARD  
DEANSIDE VIC 3336**

 4  2  2

Sold Price **\$652,000** Sold Date **31-Mar-23**

Distance **0.61km**



**4 PINNACLE WAY FRASER RISE  
VIC 3336**

 4  2  2

Sold Price <sup>RS</sup> **\$672,000** Sold Date **02-Jun-23**

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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