

# 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

5/25 May Street, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$950,000

### Median sale price

Median price

\$1,190,000

Property Type

Unit

Suburb

Deepdene

Period - From

26/05/2020

to

25/05/2021

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	3/5 Maud St BALWYN NORTH 3104	\$928,000	15/05/2021
2	2/21 Freeman St BALWYN 3103	\$934,000	27/03/2021
3	3/22 Woodlands Av KEW EAST 3102	\$956,000	27/03/2021

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:

26/05/2021 13:30



 2    1    1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$950,000

**Median Unit Price**  
26/05/2020 - 25/05/2021: \$1,190,000

## Comparable Properties



**3/5 Maud St BALWYN NORTH 3104 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$928,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** Unit



**2/21 Freeman St BALWYN 3103 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$934,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** Unit



**3/22 Woodlands Av KEW EAST 3102 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$956,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** Unit