

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

39 MAYOPARK STREET DEANSIDE VIC 3336

Indicative selling price

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

Single Price

or range
between

\$439,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,250

Property type

Land

Suburb

Deanside

Period-from

01 Nov 2021

to

31 Oct 2022

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

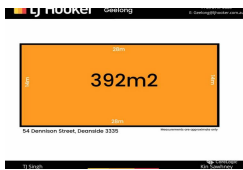
Date of sale

54 DENNISON STREET DEANSIDE VIC 3336	\$410,000	04-Oct-22
31 MARLEE DRIVE DEANSIDE VIC 3336	\$405,000	12-Oct-22
8 DRIFTWOOD STREET AINTREE VIC 3336	\$350,000	06-Oct-22

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: 21 November 2022



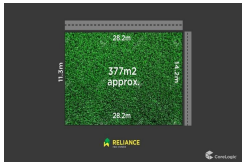
**54 DENNISON STREET DEANSIDE
VIC 3336**

4 2 -

Sold Price

^{RS} **\$410,000** Sold Date **04-Oct-22**

Distance **0.95km**



**31 MARLEE DRIVE DEANSIDE VIC
3336**

- - -

Sold Price

^{RS} **\$405,000** Sold Date **12-Oct-22**

Distance **2.09km**



**8 DRIFTWOOD STREET AINTREE
VIC 3336**

4 3 2

Sold Price

\$350,000 Sold Date **06-Oct-22**

Distance **3.21km**

RS = Recent sale

UN = Undisclosed Sale

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