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

14 LANGER ROAD 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	\$490,000	&	\$539,000			
Median sale price								
(*Delete house or unit as applicable)								
Madian Drian	¢276.000 Dr	ionorth (turno	Land	Cuburb	Despeide			

Median Price	\$376,000	Prop	Property type		Land	Suburb	Deanside
Period-from	01 Aug 2022	to	31 Jul 2	023	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
17 GRECO STREET DEANSIDE VIC 3336	\$535,000	06-May-23
120 MARADONA BOULEVARD DEANSIDE VIC 3336	\$510,000	23-Aug-23
41 BASTEN AVENUE DEANSIDE VIC 3336	\$520,000	02-May-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: 31 August 2023

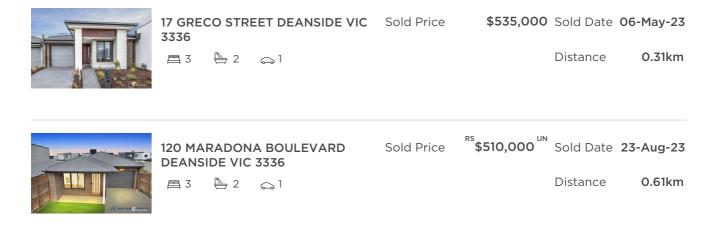


consumer.vic.gov.au



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-	41 BASTEN AVENUE DEANSIDE VIC Sold Price 3336						\$520,000	Sold Date	02-May-23
gr.	昌 3	2	⊜ 2					Distance	0.73km

RS = Recent sale UN = Undisclosed Sale

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