

## 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

2 Lineker Drive 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Deanside

Period-from

01 Dec 2020

to

30 Nov 2021

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

5 City Vista Court Fraser Rise VIC 3336	\$600,000	02-Jun-21
26 City Vista Court Fraser Rise VIC 3336	\$602,000	07-Aug-21
44 Auburn Drive Fraser Rise VIC 3336	\$585,000	17-Aug-21

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 December 2021

	<b>5 City Vista Court Fraser Rise VIC 3336</b>	Sold Price	<b>\$600,000</b>	Sold Date	<b>02-Jun-21</b>
	 3  2  2			Distance	<b>0.49km</b>
	<b>26 City Vista Court Fraser Rise VIC 3336</b>	Sold Price	<b>\$602,000</b>	Sold Date	<b>07-Aug-21</b>
	 3  2  2			Distance	<b>0.63km</b>
	<b>44 Auburn Drive Fraser Rise VIC 3336</b>	Sold Price	<b>\$585,000</b>	Sold Date	<b>17-Aug-21</b>
	 3  2  1			Distance	<b>0.76km</b>
	<b>17 Kunuka Circuit Caroline Springs VIC 3023</b>	Sold Price	<b>\$581,000</b>	Sold Date	<b>07-Oct-21</b>
	 3  1  1			Distance	<b>0.81km</b>
	<b>40 Mount Way Caroline Springs VIC 3023</b>	Sold Price	<sup>RS</sup> <b>\$600,000</b>	Sold Date	<b>13-Oct-21</b>
	 3  2  1			Distance	<b>1.61km</b>
	<b>6 Heaton Court Caroline Springs VIC 3023</b>	Sold Price	<b>\$583,000</b>	Sold Date	<b>22-Sep-21</b>
	 3  1  1			Distance	<b>2.33km</b>

RS = Recent sale

UN = Undisclosed Sale

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