

## 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

68 MEADOWS 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

\$875,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,950

Property type

House

Suburb

Deanside

Period-from

01 Jan 2024

to

31 Dec 2024

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

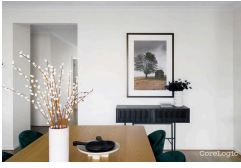
Date of sale

8 ANGHOR DRIVE FRASER RISE VIC 3336	\$900,000	25-Sep-23
5 ARTISTRY WAY BONNIE BROOK VIC 3335	\$995,000	08-Aug-24
38 REED COURT DEANSIDE VIC 3336	\$940,000	07-May-24

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: 23 January 2025


**8 ANGHOR DRIVE FRASER RISE  
VIC 3336**
 5   
  3   
  2

 Sold Price    **\$900,000**    Sold Date    **25-Sep-23**

 Distance    **0.71km**

**5 ARTISTRY WAY BONNIE BROOK  
VIC 3335**
 4   
  2   
  -

 Sold Price    **\$995,000**    Sold Date    **08-Aug-24**

 Distance    **1.1km**

**38 REED COURT DEANSIDE VIC  
3336**
 3   
  3   
  1

 Sold Price    **\$940,000**    Sold Date    **07-May-24**

 Distance    **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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