

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

15 SPARROWHAWK CRESCENT 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,750

Property type

Other

Suburb

Deanside

Period-from

01 Jan 2022

to

31 Dec 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

25 DOLLARBIRD DRIVE DEANSIDE VIC 3336	\$415,000	20-Dec-22
23 SPARROWHAWK CRESCENT DEANSIDE VIC 3336	\$340,000	22-Sep-21
11 SPARROWHAWK CRESCENT DEANSIDE VIC 3336	\$351,000	25-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.~~

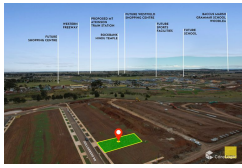
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**25 DOLLARBIRD DRIVE DEANSIDE
VIC 3336**

Sold Price

RS

\$415,000

Sold Date

20-Dec-22

- - -

Distance

0.09km



**23 SPARROWHAWK CRESCENT
DEANSIDE VIC 3336**

Sold Price

\$340,000

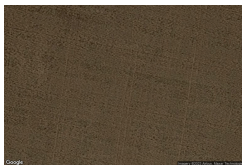
Sold Date

22-Sep-21

- - -

Distance

0.05km



**11 SPARROWHAWK CRESCENT
DEANSIDE VIC 3336**

Sold Price

\$351,000

Sold Date

25-Aug-21

4 2 -

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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