

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 7 Deepwater Drive, Waterways, VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,750,000 & \$1,780,000

Median sale price

Median price \$1,475,000 Property Type House Suburb Waterways (3195)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
9 BARMAN PLACE, WATERWAYS VIC 3195	\$1,775,000	08/03/2023
25 ISLAND POINT AVENUE, WATERWAYS VIC 3195	\$1,730,000	31/01/2023
17 ISLAND POINT AVENUE, WATERWAYS VIC 3195	\$1,700,000	09/09/2022

This Statement of Information was prepared on: 21/03/2023