

## 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

139 MARADONA BOULEVARD DEANSIDE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Deanside

Period-from

01 May 2022

to

30 Apr 2023

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 135 MARADONA BOULEVARD DEANSIDE VIC 3336 | \$560,000 | 14-Sep-22 |
| 67 MALONE CIRCUIT DEANSIDE VIC 3336      | \$580,000 | 06-Jul-22 |
| 22 GREAVES AVENUE DEANSIDE VIC 3336      | \$585,000 | 21-Jul-22 |

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: 03 May 2023



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**135 MARADONA BOULEVARD  
DEANSIDE VIC 3336**

3 2 1

Sold Price **\$560,000** Sold Date **14-Sep-22**

Distance **0.02km**



**67 MALONE CIRCUIT DEANSIDE  
VIC 3336**

3 2 2

Sold Price **\$580,000** Sold Date **06-Jul-22**

Distance **0.07km**



**22 GREAVES AVENUE DEANSIDE  
VIC 3336**

3 2 2

Sold Price **\$585,000** Sold Date **21-Jul-22**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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