

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

9 GLEESON WAY 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

Deanside

Period-from

01 Aug 2021

to

31 Jul 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

7 GLEESON WAY DEANSIDE VIC 3336	\$620,000	23-Jun-22
15 GIBBS STREET DEANSIDE VIC 3336	\$655,000	07-Jul-22
3 ISAACS STREET DEANSIDE VIC 3336	\$710,000	20-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.

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Dilshan Thoradeniya

M 0430746936

E dilshan@sahararealestate.com.au



7 GLEESON WAY DEANSIDE VIC 3336

Sold Price

\$620,000

Sold Date

23-Jun-22

4 2 2

Distance

0.01km



15 GIBBS STREET DEANSIDE VIC 3336

Sold Price

\$655,000

Sold Date

07-Jul-22

4 2 2

Distance

0.06km



3 ISAACS STREET DEANSIDE VIC 3336

Sold Price

^{RS} **\$710,000**

Sold Date

20-Jul-22

4 2 2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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