

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

5 May Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$6,100,000 & \$6,300,000

Median sale price

Median price \$2,617,500 Property Type House Suburb Deepdene

Period - From 01/07/2018 to 30/06/2019 Source REIV

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 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
1	5 Deepdene Rd DEEPDENE 3103	\$9,350,000	20/03/2019
2	16 May St DEEPDENE 3103	\$5,230,800	22/06/2019
3	5 Yongala St BALWYN 3103	\$5,180,000	04/06/2019

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 six months.~~

This Statement of Information was prepared on:

18/09/2019 12:52



5 6 6

Rooms: 12
Property Type: House
Land Size: 828 sqm approx

Agent Comments

3.8 ceiling family room,home theater, Sauna, Inground pool, Balwyn High Zone, meters away to 109 tram, Camberwell Grammar School, Balwyn cinema and Balwyn village and Fintona Girl's School and local parks.

Indicative Selling Price
 \$6,100,000 - \$6,300,000
Median House Price
 Year ending June 2019: \$2,617,500

Comparable Properties



5 Deepdene Rd DEEPDENE 3103 (REI/VG)

Agent Comments

5 5 6

Price: \$9,350,000
Method: Private Sale
Date: 20/03/2019
Property Type: House
Land Size: 1100 sqm approx



16 May St DEEPDENE 3103 (REI/VG)

Agent Comments

5 6 7

Price: \$5,230,800
Method: Private Sale
Date: 22/06/2019
Property Type: House
Land Size: 717 sqm approx



5 Yongala St BALWYN 3103 (REI/VG)

Agent Comments

5 6 2

Price: \$5,180,000
Method: Private Sale
Date: 04/06/2019
Property Type: House (Res)
Land Size: 769 sqm approx