

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

756 NEALE ROAD 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

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Deanside

Period-from

01 Feb 2022

to

31 Jan 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

29 ALDERLEY CRESCENT DEANSIDE VIC 3336	\$590,000	11-Jan-23
10 HERTALI STREET TRUGANINA VIC 3029	\$530,000	14-Nov-22
82 CURTIN DRIVE DEANSIDE VIC 3336	\$572,500	21-Sep-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: 02 February 2023


**29 ALDERLEY CRESCENT
DEANSIDE VIC 3336**
 3  2  1

Sold Price

^{RS} **\$590,000**

Sold Date

11-Jan-23

Distance

1.03km

**10 HERTALI STREET TRUGANINA
VIC 3029**
 3  2  1

Sold Price

\$530,000

Sold Date

14-Nov-22

Distance

1.66km

**82 CURTIN DRIVE DEANSIDE VIC
3336**
 3  2  1

Sold Price

\$572,500

Sold Date

21-Sep-22

Distance

1.98km
RS = Recent sale

UN = Undisclosed Sale

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