

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

6 BENNETT STREET DEEPDENE VIC 3103

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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,150,000

Property type

House

Suburb

Deeptide

Period-from

01 Aug 2023

to

31 Jul 2024

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

4A YARRBAT AVENUE BALWYN VIC 3103

\$1,880,000

27-Jul-24

1/8 AVENUE ATHOL CANTERBURY VIC 3126

\$1,875,000

16-Mar-24

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: 27 August 2024



**4A YARRBAT AVENUE BALWYN
VIC 3103**

Sold Price

^{RS}

\$1,880,000

Sold Date

27-Jul-24



-



-



2

Distance

1.4km



**1/8 AVENUE ATHOL CANTERBURY
VIC 3126**

Sold Price

\$1,875,000

Sold Date

16-Mar-24



4



2



2

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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