

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

7 WILMINGTON STREET 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,000

Property type

Land

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

27 DALGLISH STREET DEANSIDE VIC 3336	\$410,000	08-Mar-22
54 DENNISON STREET DEANSIDE VIC 3336	\$410,000	30-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: 20 February 2023



**27 DALGLISH STREET DEANSIDE
VIC 3336**

Sold Price

\$410,000

Sold Date

08-Mar-22



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Distance

1.59km



**54 DENNISON STREET DEANSIDE
VIC 3336**

Sold Price

Sold Date

30-Sep-22



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Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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