

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

24 SARAN CRESCENT 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,625

Property type

Land

Suburb

Deanside

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|-------------------------------------|-----------|-----------|
| 26 SARAN CRESCENT DEANSIDE VIC 3336 | \$572,000 | 15-Nov-24 |
| 8 NANKEEN GROVE DEANSIDE VIC 3336 | \$605,000 | 20-Oct-24 |
| 8 PIPPEN LOOP DEANSIDE VIC 3336 | \$515,000 | 18-Nov-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: 20 January 2025



**26 SARAN CRESCENT DEANSIDE
 VIC 3336**

3 2 1

Sold Price

\$572,000

Sold Date

15-Nov-24

Distance

0.01km



**8 NANKEEN GROVE DEANSIDE VIC
 3336**

3 2 1

Sold Price

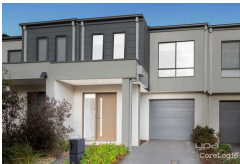
\$605,000

Sold Date

20-Oct-24

Distance

0.39km



**8 PIPPEN LOOP DEANSIDE VIC
 3336**

3 2 1

Sold Price

\$515,000

Sold Date

18-Nov-24

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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