

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

1 GIBBS 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Deanside

Period-from

01 May 2022

to

30 Apr 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

3 GIBBS STREET DEANSIDE VIC 3336	\$600,000	18-May-23
22 NORMANBY BOULEVARD DEANSIDE VIC 3336	\$665,000	21-Dec-22
11 ISAACS STREET DEANSIDE VIC 3336	\$675,000	02-Jan-23

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.~~

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3 GIBBS STREET DEANSIDE VIC 3336

4 2 2

Sold Price

^{RS} **\$600,000** Sold Date **18-May-23**

Distance **0.01km**



22 NORMANBY BOULEVARD DEANSIDE VIC 3336

4 2 2

Sold Price

\$665,000 Sold Date **21-Dec-22**

Distance **0.11km**



11 ISAACS STREET DEANSIDE VIC 3336

4 2 2

Sold Price

^{RS} **\$675,000** Sold Date **02-Jan-23**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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