

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

3 INTERNATIONAL 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,900

Property type

Other

Suburb

Deanside

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 NANKEEN GROVE DEANSIDE VIC 3336	\$713,000	06-Nov-24
34 BROCKWOOD STREET DEANSIDE VIC 3336	\$700,000	05-Nov-24
9 INTERNATIONAL STREET DEANSIDE VIC 3336	\$690,000	28-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: 07 February 2025



2 NANKEEN GROVE DEANSIDE VIC 3336

Sold Price

\$713,000 Sold Date **06-Nov-24**

 4  2  1

Distance **1.47km**



**34 BROCKWOOD STREET
DEANSIDE VIC 3336**

Sold Price

\$700,000 Sold Date **05-Nov-24**

 3  2  2

Distance **1.63km**



**9 INTERNATIONAL STREET
DEANSIDE VIC 3336**

Sold Price

\$690,000 Sold Date **28-Nov-24**

 4  -  2

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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