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	4 RUFOUS WAY 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	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$365,625	Property type	Land	Suburb	Deanside
Period-from	01 Jun 2024	to	31 May 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
6 RUFOUS WAY DEANSIDE VIC 3336	$387,000	27-Mar-25
48 BROCKWOOD STREET DEANSIDE VIC 3336	$395,000	05-Dec-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.

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6 RUFOUS WAY DEANSIDE VIC 3336

- - -

Sold Price **$387,000** Sold Date **27-Mar-25**

Distance **0.02km**



48 BROCKWOOD STREET DEANSIDE VIC 3336

- - -

Sold Price **$395,000** Sold Date **05-Dec-24**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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