

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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