

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

5 FIGTREE ROAD 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,750

Property type

House

Suburb

Deanside

Period-from

01 Apr 2024

to

31 Mar 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

7 DENNISON STREET DEANSIDE VIC 3336	\$710,000	01-Feb-25
21 SASHA CRESCENT TRUGANINA VIC 3029	\$688,000	03-Mar-25
43 CLAREMONT AVENUE ROCKBANK VIC 3335	\$681,000	27-Mar-25

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: 11 April 2025



**7 DENNISON STREET DEANSIDE
VIC 3336**

4 2 2

Sold Price

\$710,000

Sold Date

01-Feb-25

Distance

0.69km



**21 SASHA CRESCENT TRUGANINA
VIC 3029**

4 2 2

Sold Price

^{RS} **\$688,000**

Sold Date

03-Mar-25

Distance

1.34km



**43 CLAREMONT AVENUE
ROCKBANK VIC 3335**

4 2 2

Sold Price

^{RS} **\$681,000**

Sold Date

27-Mar-25

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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