

# 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

1/13 Terry Street, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,536,500 Property Type Unit Suburb Deepdene

Period - From 01/07/2022 to 30/06/2023 Source REIV

### 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 six 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
1	2/43 Hatfield St BALWYN NORTH 3104	\$1,400,000	02/09/2023
2	2/196 Kilby Rd KEW EAST 3102	\$1,350,000	23/08/2023
3			

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 six months.

This Statement of Information was prepared on:

09/10/2023 14:23

1/13 Terry Street, Deepdene Vic 3103

**Jellis  
Craig**

Campbell Ward  
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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

Year ending June 2023: \$1,536,500



 3    1    2

**Property Type:** Villa

## Comparable Properties



**2/43 Hatfield St BALWYN NORTH 3104 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** Unit

**Land Size:** 304 sqm approx



**2/196 Kilby Rd KEW EAST 3102 (REI)**

Agent Comments

 2    2    2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 23/08/2023

**Property Type:** House (Res)

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 six months.

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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