

## 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

2 BENNETT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,000,000

&

\$3,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,970,000

Property type

House

Suburb

Deepdene

Period-from

01 Nov 2022

to

31 Oct 2023

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

11 PRETORIA STREET DEEPDENE VIC 3103	\$3,011,000	16-Jun-23
10 DAVIS STREET KEW VIC 3101	\$3,200,000	17-Jun-23

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: 10 November 2023



**11 PRETORIA STREET DEEPEENE  
VIC 3103**

 4  2  4

Sold Price

**\$3,011,000**

Sold Date

**16-Jun-23**

Distance

**0.12km**



**10 DAVIS STREET KEW VIC 3101**

 4  2  4

Sold Price

**\$3,200,000**

Sold Date

**17-Jun-23**

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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