

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

28 MALONE CIRCUIT 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 Mar 2023

to

29 Feb 2024

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

15 MARLEE DRIVE DEANSIDE VIC 3336	\$630,000	28-Sep-23
64 BOTANICAL DRIVE CAROLINE SPRINGS VIC 3023	\$625,000	20-Dec-23
1 SOTTERRA WALK FRASER RISE VIC 3336	\$625,000	22-Sep-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: 14 March 2024

**15 MARLEE DRIVE DEANSIDE VIC
3336**3  2  2 

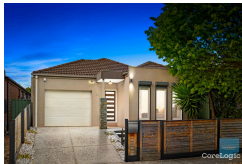
Sold Price

\$630,000

Sold Date

28-Sep-23

Distance

0.38km**64 BOTANICAL DRIVE CAROLINE
SPRINGS VIC 3023**3  2  1 

Sold Price

\$625,000

Sold Date

20-Dec-23

Distance

0.97km**1 SOTTERRA WALK FRASER RISE
VIC 3336**3  2  2 

Sold Price

Sold Date

22-Sep-23

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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