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

30 Gordon Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$3,500,000		&		\$3,700,000					
Median sale p	rice									
Median price	\$2,942,000	Pro	operty Type	Hous	se		Suburb	Deepdene		
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Lydia Ct DEEPDENE 3103	\$3,720,000	22/09/2023
2	8 Percy St BALWYN 3103	\$3,620,000	20/05/2023
3	7 Palmer Av BALWYN 3103	\$3,400,000	20/09/2023

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:

02/10/2023 16:36





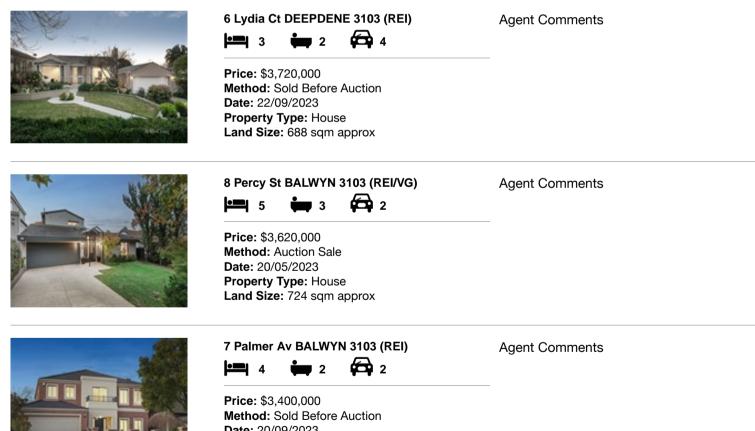




Rooms: 8 Property Type: House (Res) Land Size: 696 sqm approx Agent Comments

Indicative Selling Price \$3,500,000 - \$3,700,000 Median House Price Year ending June 2023: \$2,942,000

Comparable Properties





Date: 20/09/2023 Property Type: House (Res) Land Size: 557 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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