

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

31 Terry Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$4,100,000 & \$4,500,000

Median sale price

Median price \$3,000,800 Property Type House Suburb Deepdene

Period - From 01/10/2022 to 30/09/2023 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 Kendari Av BALWYN NORTH 3104	\$4,450,000	24/08/2023
2	14 Irlbarra Rd CANTERBURY 3126	\$4,390,000	28/10/2023
3	5-7 Longview Rd BALWYN NORTH 3104	\$4,300,000	09/09/2023

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:

08/11/2023 15:53



Rooms: 2
Property Type: House (Res)
Land Size: 737 sqm approx
Agent Comments

Indicative Selling Price
\$4,100,000 - \$4,500,000
Median House Price
Year ending September 2023: \$3,000,800

Comparable Properties



2 Kendari Av BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$4,450,000
Method: Sold Before Auction
Date: 24/08/2023
Property Type: House (Res)
Land Size: 600 sqm approx



14 Irilbarra Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$4,390,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 754 sqm approx



5-7 Longview Rd BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$4,300,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088