

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

38 Leonard Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$6,380,000 & \$7,000,000

Median sale price

Median price \$3,050,000 Property Type House Suburb Deepdene

Period - From 01/04/2023 to 31/03/2024 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	16 May St DEEPDENE 3103	\$7,150,000	13/01/2024
2	64 Mont Albert Rd CANTERBURY 3126	\$6,400,000	20/03/2024
3	12 Haig St DEEPDENE 3103	\$6,400,000	27/03/2024

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:

23/04/2024 10:46



Rooms: 4
Property Type: House
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$6,380,000 - \$7,000,000
Median House Price
Year ending March 2024: \$3,050,000

Comparable Properties



16 May St DEEPDENE 3103 (REI)

Agent Comments



Price: \$7,150,000
Method: Private Sale
Date: 13/01/2024
Property Type: House
Land Size: 718 sqm approx



64 Mont Albert Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$6,400,000
Method: Private Sale
Date: 20/03/2024
Property Type: House (Res)
Land Size: 632 sqm approx



12 Haig St DEEPDENE 3103 (REI)

Agent Comments



Price: \$6,400,000
Method: Private Sale
Date: 27/03/2024
Property Type: House