

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

4 CHATEAU PROMENADE 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 Apr 2023

to

31 Mar 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

14 PIGATO CRESCENT DEANSIDE VIC 3336	\$615,000	02-Oct-23
37 PIGATO CRESCENT DEANSIDE VIC 3336	\$610,000	26-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.

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**14 PIGATO CRESCENT DEANSIDE
VIC 3336**

3 2 2

Sold Price

\$615,000

Sold Date

02-Oct-23

Distance

0.06km



**37 PIGATO CRESCENT DEANSIDE
VIC 3336**

3 2 1

Sold Price

\$610,000

Sold Date

26-Sep-23

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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