

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 GIGGS STREET 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

\$520,000

&

\$550,000

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

6 EWING WAY DEANSIDE VIC 3336	\$565,000	08-Oct-23
10 MEDOC BOULEVARD DEANSIDE VIC 3336	\$550,000	03-Feb-24
8 LOMBARDY WALK DEANSIDE VIC 3336	\$550,000	30-Jan-24

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: 12 March 2024



6 EWING WAY DEANSIDE VIC 3336 Sold Price **\$565,000** Sold Date **08-Oct-23**

 3  2  1

Distance **0.32km**



10 MEDOC BOULEVARD DEANSIDE VIC 3336 Sold Price **\$550,000** Sold Date **03-Feb-24**

 3  2  1

Distance **0.65km**



8 LOMBARDY WALK DEANSIDE VIC 3336 Sold Price **\$565,000** Sold Date **30-Jan-24**

 3  2  2

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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