

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

40 Terry Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$4,800,000

&

\$5,200,000

Median sale price

Median price \$3,011,000

Property Type House

Suburb Deepdene

Period - From 15/04/2023

to

14/04/2024

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	17 Loch St CAMBERWELL 3124	\$5,150,000	26/10/2023
2	117 Gordon St BALWYN 3103	\$5,006,666	17/11/2023
3	11 Albury Rd BALWYN NORTH 3104	\$4,930,000	04/12/2023

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:

15/04/2024 11:18



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Property Type: House (Res)

Land Size: 733 sqm approx

Agent Comments

Indicative Selling Price

\$4,800,000 - \$5,200,000

Median House Price

15/04/2023 - 14/04/2024: \$3,011,000

Comparable Properties



17 Loch St CAMBERWELL 3124 (REI/VG)

Agent Comments

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  3
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Price: \$5,150,000

Method: Auction Sale

Date: 26/10/2023

Property Type: House (Res)

Land Size: 853 sqm approx



117 Gordon St BALWYN 3103 (REI/VG)

Agent Comments

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Price: \$5,006,666

Method: Private Sale

Date: 17/11/2023

Property Type: House

Land Size: 650 sqm approx



11 Albury Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

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  2

Price: \$4,930,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 720 sqm approx

Account - Marshall White | P: 03 9822 9999