

A yellow bicycle with a wicker basket of pink flowers parked against a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background is slightly blurred, showing trees and a building.

**RayWhite.**

**Statement  
of  
information**

42 HALCYON ROAD, DEANSIDE, VIC 3336  
PREPARED BY JUSTIN SPAGNUOLO, RAY WHITE SUNBURY

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 HALCYON ROAD, DEANSIDE, VIC 3336

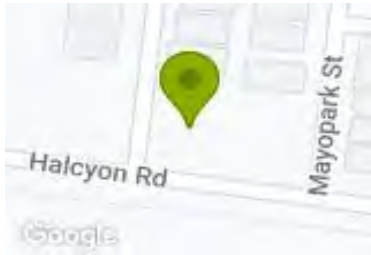


## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **540,000 to \$580,000**

Provided by: Justin Spagnuolo , Ray White Sunbury

## MEDIAN SALE PRICE



DEANSIDE, VIC, 3336

Suburb Median Sale Price (Vacant Land)

**\$375,000**

01 July 2022 to 30 June 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



1123 EMMANUE ST, DEANSIDE, VIC 3336



Sale Price

**\*\$642,070**

Sale Date: 19/06/2023

Distance from Property: 245m



1127 EMMANUE ST, DEANSIDE, VIC 3336



Sale Price

**\*\$611,590**

Sale Date: 20/06/2023

Distance from Property: 245m



1128 EMMANUE ST, DEANSIDE, VIC 3336



Sale Price

**\*\$673,750**

Sale Date: 10/07/2023

Distance from Property: 245m

This report has been compiled on 12/07/2023 by Ray White Sunbury. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

42 HALCYON ROAD, DEANSIDE, VIC 3336


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: 540,000 to \$580,000

### Median sale price

Median price \$375,000 Property type Vacant Land Suburb DEANSIDE

Period 01 July 2022 to 30 June 2023 Source 

### Comparable property sales

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
1123 EMMANUE ST, DEANSIDE, VIC 3336	*\$642,070	19/06/2023
1127 EMMANUE ST, DEANSIDE, VIC 3336	*\$611,590	20/06/2023
1128 EMMANUE ST, DEANSIDE, VIC 3336	*\$673,750	10/07/2023

This Statement of Information was prepared on: 12/07/2023