

STATEMENT OF INFORMATION

44 CHARLESTON ROAD, DEANSIDE, VIC 3336

PREPARED BY DILSHAN THORADENIYA, SAHARA REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 CHARLESTON ROAD, DEANSIDE, VIC

4 2 2

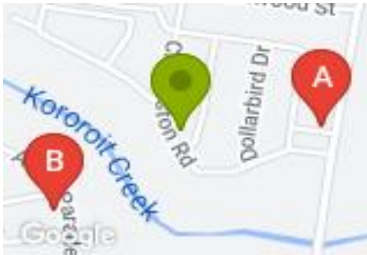
Indicative Selling Price

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

Price Range: \$750,000 to \$780,000

Provided by: Dilshan Thoradeniya, Sahara Real Estate

MEDIAN SALE PRICE



DEANSIDE, VIC, 3336

Suburb Median Sale Price (Vacant Land)

\$367,500

01 January 2023 to 31 December 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.



166 SINCLAIRS RD, DEANSIDE, VIC 3336

4 3 2

Sale Price

\$809,900

Sale Date: 25/01/2024

Distance from Property: 227m



23 ANGUL PDE, DEANSIDE, VIC 3336

4 2 1

Sale Price

\$750,000

Sale Date: 17/11/2023

Distance from Property: 254m



21 DOLLARBIRD DR, DEANSIDE, VIC 3336

4 2 2

Sale Price

***\$795,000**

Sale Date: 31/10/2023

Distance from Property: 124m

This report has been compiled on 22/03/2024 by Sahara Real Estate. Property Data Solutions Pty Ltd 2024 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

44 CHARLESTON ROAD, DEANSIDE, VIC 3336

Indicative selling price

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

Price Range: \$750,000 to \$780,000

Median sale price

Median price \$367,500

Property type

Vacant Land

Suburb

DEANSIDE

Period

01 January 2023 to 31 December 2023

Source

 pricfinder

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

166 SINCLAIRS RD, DEANSIDE, VIC 3336	\$809,900	25/01/2024
23 ANGUL PDE, DEANSIDE, VIC 3336	\$750,000	17/11/2023
21 DOLLARBIRD DR, DEANSIDE, VIC 3336	*\$795,000	31/10/2023

This Statement of Information was prepared on:

22/03/2024