

# 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 5/2 Dale Street, Deepdene Vic 3103

### Indicative selling price

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

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,087,500 Property Type Unit Suburb Deepdene

Period - From 01/04/2023 to 31/03/2024 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	1/54 Sackville St KEW 3101	\$1,000,000	17/05/2024
2	116/201 Whitehorse Rd BALWYN 3103	\$955,000	13/02/2024
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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: 28/05/2024 10:05



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Unit Price**  
Year ending March 2024: \$1,087,500

## Comparable Properties



1/54 Sackville St KEW 3101 (REI)

Agent Comments



**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 17/05/2024  
**Property Type:** Townhouse (Res)



116/201 Whitehorse Rd BALWYN 3103  
(REI/VG)

Agent Comments



**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** Unit

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.

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