

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 5/4-10 Terry Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,160,640 Property Type Unit Suburb Deepdene

Period - From 18/03/2023 to 17/03/2024 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 | 3/1 Birtles St BALWYN 3103 | \$1,270,000 | 14/03/2024 |
| 2 | 13/7 Cecil St KEW 3101 | \$1,160,000 | 16/11/2023 |
| 3 | 3/7 Kireep Rd BALWYN 3103 | \$1,130,000 | 10/01/2024 |

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: 18/03/2024 21:50



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

18/03/2023 - 17/03/2024: \$1,160,640

Comparable Properties



3/1 Birtles St BALWYN 3103 (REI)

Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 14/03/2024
Property Type: Apartment



13/7 Cecil St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Private Sale
Date: 16/11/2023
Property Type: Townhouse (Single)



3/7 Kireep Rd BALWYN 3103 (REI/VG)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 10/01/2024
Property Type: Townhouse (Single)