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	5/4-10 Terry Street, Deepdene Vic 3103
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,160,640	Pro	perty Type Un	it		Suburb	Deepdene
Period - From	18/03/2023	to	17/03/2024	So	urce	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





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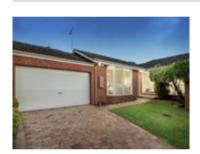
Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price 18/03/2023 - 17/03/2024: \$1,160,640

|--| 3 **|--|** 1 **|--|** 2

Rooms: 5

Property Type: Unit Agent Comments

Comparable Properties



3/1 Birtles St BALWYN 3103 (REI)

3





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

Property Type: Apartment

Agent Comments



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

— 3







Price: \$1,160,000 **Method:** Private Sale **Date:** 16/11/2023

Property Type: Townhouse (Single)

Agent Comments



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





6 2

Price: \$1,130,000 Method: Private Sale Date: 10/01/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



