## 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

6 Bennett Street, Deepdene Vic 3103

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$3,011,000	Pro	operty Type	Hou	se		Suburb	Deepdene
Period - From	26/03/2023	to	25/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	13a Naroo St BALWYN 3103	\$2,350,000	16/12/2023
2	12a Iramoo St BALWYN 3103	\$2,181,888	09/12/2023
3	205 Belmore Rd BALWYN NORTH 3104	\$2,100,000	02/01/2024

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.

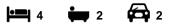
This Statement of Information was prepared on:

26/03/2024 15:12









Rooms: 6 Property Type: Townhouse Land Size: 342sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 26/03/2023 - 25/03/2024: \$3,011,000

# **Comparable Properties**



13a Naroo St BALWYN 3103 (REI/VG)



Price: \$2,350,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 300 sqm approx Agent Comments

Agent Comments



12a Iramoo St BALWYN 3103 (REI)

Price: \$2,181,888



205 Belmore Rd BALWYN NORTH 3104 (REI) Agent



3104 (REI) Agent Comments

Price: \$2,100,000 Method: Sold Before Auction Date: 02/01/2024 Property Type: House (Res) Land Size: 366 sqm approx

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





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