

## 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 HUFFNELL ROAD DEANSIDE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$399,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Deanside

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

8 ADENMORE CIRCUIT DEANSIDE VIC 3336	\$385,000	07-Sep-23
35 REED COURT DEANSIDE VIC 3336	\$410,000	20-Dec-23
33 SLINKY STREET DEANSIDE VIC 3336	\$356,000	19-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 01 March 2024



**8 ADENMORE CIRCUIT DEANSIDE VIC 3336**

4 4 -

Sold Price

<sup>RS</sup> **\$385,000**

Sold Date **07-Sep-23**

Distance **0.46km**



**35 REED COURT DEANSIDE VIC 3336**

- - -

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date **20-Dec-23**

Distance **1.34km**



**33 SLINKY STREET DEANSIDE VIC 3336**

- - -

Sold Price

<sup>RS</sup> **\$356,000**

Sold Date **19-Sep-23**

Distance **1.49km**

RS = Recent sale      UN = Undisclosed Sale

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