

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 Meadow Grove, Deepdene Vic 3103

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$3,050,000 Property Type House 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	32 Hardwicke St BALWYN 3103	\$3,550,000	16/12/2023
2	30 Gordon St DEEPDENE 3103	\$3,400,000	06/12/2023
3	28 Grey St BALWYN 3103	\$3,205,000	24/02/2024

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: 22/04/2024 14:53



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Property Type: House
Land Size: 907 sqm approx
Agent Comments

Indicative Selling Price
 \$3,300,000 - \$3,600,000
Median House Price
 Year ending March 2024: \$3,050,000

Comparable Properties



32 Hardwicke St BALWYN 3103 (VG)

Agent Comments

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Price: \$3,550,000
Method: Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 717 sqm approx



30 Gordon St DEEPDENE 3103 (REI/VG)

Agent Comments

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Price: \$3,400,000
Method: Private Sale
Date: 06/12/2023
Property Type: House
Land Size: 697 sqm approx



28 Grey St BALWYN 3103 (REI)

Agent Comments

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Price: \$3,205,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 768 sqm approx

Account - Marshall White | P: 03 9822 9999