

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

65 NORMANBY BOULEVARD DEANSIDE VIC 3336

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,000

Property type

Unit

Suburb

Deanside

Period-from

01 Apr 2023

to

31 Mar 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

40 GREAVES AVENUE DEANSIDE VIC 3336	\$520,000	09-Feb-24
19 ALDERLEY CRESCENT DEANSIDE VIC 3336	\$510,000	15-Dec-23
3 MUSHU STREET DEANSIDE VIC 3336	\$490,000	11-Nov-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.~~

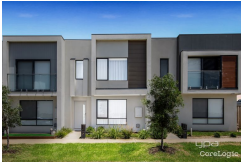
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**40 GREAVES AVENUE DEANSIDE
VIC 3336**

3 2 2

Sold Price

RS

\$520,000

Sold Date

09-Feb-24

Distance

1.43km**19 ALDERLEY CRESCENT
DEANSIDE VIC 3336**

3 2 2

Sold Price

\$510,000

Sold Date

15-Dec-23

Distance

1.57km**3 MUSHU STREET DEANSIDE VIC
3336**

3 2 2

Sold Price

\$490,000

Sold Date

11-Nov-23

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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