

# 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 6a Bennett Street, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$3,011,000 Property Type House Suburb Deepdene

Period - From 26/03/2023 to 25/03/2024 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	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 15:16



**Rooms:** 6

**Property Type:** Townhouse

**Land Size:** 350 sqm approx

Agent Comments



## Comparable Properties



**13a Naroo St BALWYN 3103 (REI/VG)**

Agent Comments



**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**12a Iramoo St BALWYN 3103 (REI)**

Agent Comments



**Price:** \$2,181,888

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 455 sqm approx



**205 Belmore Rd BALWYN NORTH 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