

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

7 Crest Avenue, Deepdene Vic 3103

Indicative selling price

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

Range between \$3,000,000 & \$3,200,000

Median sale price*

Median price \$3,100,000 Property Type House Suburb Deepdene

Period - From 01/01/2023 to 01/01/2024 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	36 Power St BALWYN 3103	\$3,370,000	09/09/2023
2	58 Monash Av BALWYN 3103	\$3,200,000	07/10/2023
3	37 Austin St BALWYN 3103	\$2,965,000	28/10/2023

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:

12/02/2024 10:50



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  4
  4

Property Type: House (Res)

Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price *

01/01/2023 - 01/01/2024: \$3,100,000

* Agent calculated median

Approved Plans and Permit.

Comparable Properties



36 Power St BALWYN 3103 (REI/VG)

Agent Comments

 4
  2
  3

Price: \$3,370,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House

Land Size: 740 sqm approx



58 Monash Av BALWYN 3103 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$3,200,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 730 sqm approx



37 Austin St BALWYN 3103 (REI)

Agent Comments

 4
  1
  2

Price: \$2,965,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 682 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088