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

9 Abercrombie Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,500,000		&		\$2,750,000			
Median sale price								
Median price	\$3,050,000	Pro	operty Type	Hou	se		Suburb	Deepdene
Period - From	17/01/2023	to	16/01/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Pretoria St DEEPDENE 3103	\$2,680,000	10/10/2023
2	20 Maitland Av KEW 3101	\$2,521,000	18/11/2023
3	4 Bevan St BALWYN 3103	\$2,500,000	14/10/2023

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:

17/01/2024 17:04





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Property Type: House - Terrace Land Size: 645 sqm approx Mark Read 03 9831 2818 0402 215 841 markread@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price 17/01/2023 - 16/01/2024: \$3,050,000



5 Pretoria St DEEPDENE 3103 (REI) 5 2 2 2 Price: \$2,680,000 Method: Sold Before Auction Date: 10/10/2023 Property Type: House (Res) Land Size: 674 sqm approx	Agent Comments
20 Maitland Av KEW 3101 (REI) 2 1 2 2 Price: \$2,521,000 Method: Sold Before Auction Date: 18/11/2023 Property Type: House (Res) Land Size: 646 sqm approx	Agent Comments
4 Bevan St BALWYN 3103 (REI/VG) 4 Bevan St BALWYN 3103 (REI/VG) 5 Constant 4 Bevan St BALWYN 3103 (REI/VG) 5 Constant 5 C	Agent Comments

Account - Jellis Craig | P: 98305966



propertydata

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