

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 between \$2,500,000 & \$2,750,000

Median sale price

Median price \$3,050,000 Property Type House Suburb Deepdene

Period - From 17/01/2023 to 16/01/2024 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	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



Property Type: House - Terrace

Land Size: 645 sqm approx

Comparable Properties



5 Pretoria St DEEPDENE 3103 (REI)

Agent Comments



Price: \$2,680,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: House (Res)

Land Size: 674 sqm approx



20 Maitland Av KEW 3101 (REI)

Agent Comments



Price: \$2,521,000

Method: Sold Before Auction

Date: 18/11/2023

Property Type: House (Res)

Land Size: 646 sqm approx



4 Bevan St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Private Sale

Date: 14/10/2023

Property Type: House

Land Size: 654 sqm approx