

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 BRAY STREET 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Other

Suburb

Deanside

Period-from

01 Jun 2023

to

31 May 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

6 HUFFNELL ROAD DEANSIDE VIC 3336	\$392,000	07-Apr-24
21 LANGER ROAD DEANSIDE VIC 3336	\$350,000	27-Jan-24
25 DALGLISH STREET DEANSIDE VIC 3336	\$411,000	29-Apr-24

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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6 HUFFNELL ROAD DEANSIDE VIC 3336

Sold Price **\$392,000** Sold Date **07-Apr-24**

- - -

Distance **0.64km**



21 LANGER ROAD DEANSIDE VIC 3336

Sold Price **\$350,000** Sold Date **27-Jan-24**

4 2 -

Distance **2.03km**



25 DALGLISH STREET DEANSIDE VIC 3336

Sold Price **\$411,000** Sold Date **29-Apr-24**

- - -

Distance **2.08km**

RS = Recent sale UN = Undisclosed Sale

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