

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

Lot 1101 NEOCLASSIC 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

\$318,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,750

Property type

Other

Suburb

Deanside

Period-from

01 Nov 2022

to

31 Oct 2023

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

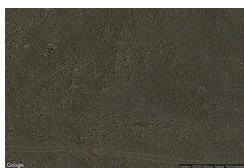
43 MARADONA BOULEVARD DEANSIDE VIC 3336	\$343,258	10-Jun-23
24 ITALIANATE AVENUE DEANSIDE VIC 3336	\$345,000	27-Oct-22
13 NANKEEN GROVE DEANSIDE VIC 3336	\$318,000	22-Aug-23

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.~~

This Statement of Information was prepared on: 27 November 2023

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**43 MARADONA BOULEVARD
 DEANSIDE VIC 3336**

- - -

Sold Price **\$343,258** Sold Date **10-Jun-23**

Distance **1.11km**



**24 ITALIANATE AVENUE
 DEANSIDE VIC 3336**

- - -

Sold Price **\$345,000** Sold Date **27-Oct-22**

Distance **0.45km**



**13 NANKEEN GROVE DEANSIDE
 VIC 3336**

- - -

Sold Price ^{RS} **\$318,000** Sold Date **22-Aug-23**

Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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