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

18 MEMORY ROAD 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 \$369,000 & \$399,000	Single Price		or range between	\$369,000	&	\$399,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$639,000	Prope	erty type	House		Suburb	Deanside
Period-from	01 May 2023	to	30 Apr 2	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
146 SINCLAIRS ROAD DEANSIDE VIC 3336	\$409,000	06-Jan-23
28 MARADONA BOULEVARD DEANSIDE VIC 3336	\$370,000	17-Oct-23
37 MARADONA BOULEVARD DEANSIDE VIC 3336	\$400,000	21-Nov-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: 10 May 2024





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146 SINCLAIRS ROAD DEANSIDE VIC 3336

₾ 2

Sold Price

\$409,000 Sold Date 06-Jan-23

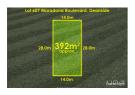
Distance

28 MARADONA BOULEVARD **DEANSIDE VIC 3336**

\$370,000 Sold Date 17-Oct-23

1km

Distance 1.06km



37 MARADONA BOULEVARD DEANSIDE VIC 3336

m -

₾ 2

Sold Price

Sold Price

\$400,000 Sold Date 21-Nov-23

Distance 1.08km

RS = Recent sale

UN = Undisclosed Sale

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