

## 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 112/1289 TAYLORS ROAD DEANSIDE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$368,990

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

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

13 OSCAR CRESCENT DEANSIDE VIC 3336	\$415,000	31-Oct-23
11 OSCAR CRESCENT DEANSIDE VIC 3336	\$415,000	14-Sep-23
53 OSCAR CRESCENT DEANSIDE VIC 3336	\$380,000	20-Mar-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: 17 June 2024



**13 OSCAR CRESCENT DEANSIDE  
VIC 3336**

- - -

Sold Price

**\$415,000**

Sold Date

**31-Oct-23**

Distance

**1.32km**



**11 OSCAR CRESCENT DEANSIDE  
VIC 3336**

- - -

Sold Price

Sold Date

**14-Sep-23**

Distance

**1.33km**



**53 OSCAR CRESCENT DEANSIDE  
VIC 3336**

- - -

Sold Price

**\$380,000**

Sold Date

**20-Mar-23**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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