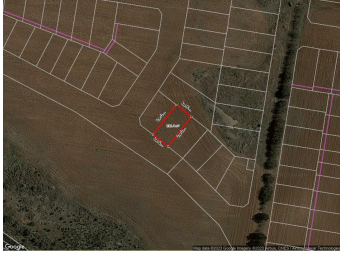


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 BROCKWOOD STREET, DEANSIDE, VIC - - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$348,000**

Provided by: Preet Rathore, Sahara Real Estate

MEDIAN SALE PRICE



DEANSIDE, VIC, 3336

Suburb Median Sale Price (Other)

01 July 2022 to 30 June 2023

Provided by:

COMPARABLE PROPERTIES

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.



8 CHARLESTON RD, DEANSIDE, VIC 3336 - - -

Sale Price

\$646,500

Sale Date: 27/02/2023

Distance from Property: 328m



34 SPARROWHAWK CRES, DEANSIDE, VIC - - -

Sale Price

***\$373,000**

Sale Date: 17/03/2023

Distance from Property: 203m

8 REED CT, DEANSIDE, VIC 3336 - - -

Sale Price

\$412,000

Sale Date: 22/03/2023

Distance from Property: 391m

This report has been compiled on 22/08/2023 by Sahara Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

10 BROCKWOOD STREET, DEANSIDE, VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$348,000

Median sale price

Median price

Property type

Vacant Land

Suburb

DEANSIDE

Period

01 July 2022 to 30 June 2023

Source



Comparable property sales

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

8 CHARLESTON RD, DEANSIDE, VIC 3336	\$646,500	27/02/2023
34 SPARROWHAWK CRES, DEANSIDE, VIC 3336	*\$373,000	17/03/2023
8 REED CT, DEANSIDE, VIC 3336	\$412,000	22/03/2023

This Statement of Information was prepared on:

22/08/2023