

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	33 Deepdene Road, Deepdene Vic 3103
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Indicative selling price

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

Range between	\$3,000,000	&	\$3,300,000
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Median sale price

Median price	\$2,760,000	House	X	Unit		Suburb	Deepdene
Period - From	01/10/2016	to	30/09/2017	Source	REIV		

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 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
1	11 Walsh St DEEPDENE 3103	\$3,300,000	11/11/2017
2	27 Burwood Av HAWTHORN EAST 3123	\$3,200,000	24/10/2017
3	22 Kingsley St CAMBERWELL 3124	\$3,190,000	12/08/2017

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 six months.



Rooms:

Property Type: House/Land

Land Size: 984 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending September 2017: \$2,760,000

Comparable Properties



11 Walsh St DEEPDENE 3103 (REI)



Agent Comments

Smaller land and renovated

Price: \$3,300,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 9

Property Type: House (Res)

Land Size: 715 sqm approx



27 Burwood Av HAWTHORN EAST 3123 (REI)



Agent Comments

Price: \$3,200,000

Method: Private Sale

Date: 24/10/2017

Rooms: 10

Property Type: House (Res)

Land Size: 955 sqm approx



22 Kingsley St CAMBERWELL 3124 (REI)



Agent Comments

Smaller land

Price: \$3,190,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 9

Property Type: House (Res)

Land Size: 788 sqm approx