

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

5 MEDOC BOULEVARD 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

\$664,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 Jul 2023

to

30 Jun 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

4 MAYOPARK STREET DEANSIDE VIC 3336	\$600,000	07-Sep-23
8 MAYOPARK STREET DEANSIDE VIC 3336	\$590,000	29-Feb-24
6 SLINKY STREET DEANSIDE VIC 3336	\$665,000	08-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: 03 July 2024



**4 MAYOPARK STREET DEANSIDE
VIC 3336**

Sold Price

\$600,000

Sold Date

07-Sep-23



3



2



2

Distance

0.6km



**8 MAYOPARK STREET DEANSIDE
VIC 3336**

Sold Price

\$590,000

Sold Date

29-Feb-24



3



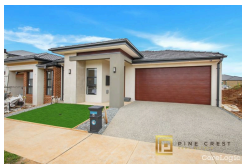
2



2

Distance

0.63km



**6 SLINKY STREET DEANSIDE VIC
3336**

Sold Price

\$665,000

Sold Date

08-Nov-23



3



2



2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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