

## 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

15 LANGER 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

or range  
between

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$634,500

Property type

House

Suburb

Deanside

Period-from

01 Sep 2023

to

31 Aug 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

6 CHATEAU PROMENADE DEANSIDE VIC 3336	\$590,000	11-Jul-24
14 TURIN AVENUE DEANSIDE VIC 3336	\$595,000	02-Jul-24
39 PIGATO CRESCENT DEANSIDE VIC 3336	\$590,000	19-Jun-24

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.~~

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**6 CHATEAU PROMENADE  
DEANSIDE VIC 3336**

3 2 2

Sold Price

**\$590,000**

Sold Date

**11-Jul-24**

Distance

**0.2km**



**14 TURIN AVENUE DEANSIDE VIC  
3336**

3 2 1

Sold Price

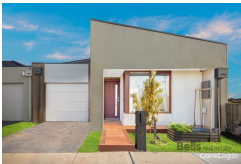
**\$595,000**

Sold Date

**02-Jul-24**

Distance

**0.28km**



**39 PIGATO CRESCENT DEANSIDE  
VIC 3336**

3 2 1

Sold Price

**\$590,000**

Sold Date

**19-Jun-24**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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