

## 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

140 SINCLAIRS 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

\$920,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 Nov 2023

to

31 Oct 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

5 HARRIER CIRCUIT DEANSIDE VIC 3336	\$1,180,000	01-Dec-23
9 ROMNEY STREET DEANSIDE VIC 3336	\$1,070,000	04-Oct-24
4 RANNI PLACE BONNIE BROOK VIC 3335	\$1,298,000	21-Feb-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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**5 HARRIER CIRCUIT DEANSIDE VIC 3336** Sold Price **\$1,180,000** Sold Date **01-Dec-23**

4 2 2

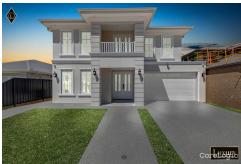
Distance **1.56km**



**9 ROMNEY STREET DEANSIDE VIC 3336** Sold Price <sup>RS</sup> **\$1,070,000** Sold Date **04-Oct-24**

4 3 2

Distance **0.7km**



**4 RANNI PLACE BONNIE BROOK VIC 3335** Sold Price **\$1,298,000** Sold Date **21-Feb-24**

5 3 2

Distance **2.79km**

RS = Recent sale

UN = Undisclosed Sale

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