

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

4 CHATEAU PROMENADE 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

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

House

Suburb

Deanside

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 14 CHATEAU PROMENADE DEANSIDE VIC 3336 | \$587,000 | 16-Aug-23 |
| 14 PIGATO CRESCENT DEANSIDE VIC 3336 | \$615,000 | 02-Oct-23 |
| 37 PIGATO CRESCENT DEANSIDE VIC 3336 | \$610,000 | 26-Sep-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: 29 April 2024



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**14 CHATEAU PROMENADE
DEANSIDE VIC 3336**

4 2 1

Sold Price **\$587,000** Sold Date **16-Aug-23**

Distance **0.05km**



**14 PIGATO CRESCENT DEANSIDE
VIC 3336**

3 2 2

Sold Price **\$615,000** Sold Date **02-Oct-23**

Distance **0.06km**



**37 PIGATO CRESCENT DEANSIDE
VIC 3336**

3 2 1

Sold Price **\$610,000** Sold Date **26-Sep-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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