

## 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

22 NANKEEN GROVE 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

\$689,000

&

\$709,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,950

Property type

House

Suburb

Deanside

Period-from

01 Dec 2023

to

30 Nov 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

|  |           |           |
|--|-----------|-----------|
| 52 CHARLESTON ROAD DEANSIDE VIC 3336   | -         | 22-Nov-24 |
| 10 BROCKWOOD STREET DEANSIDE VIC 3336  | \$720,000 | 26-Jul-24 |
| 26 WILMINGTON STREET DEANSIDE VIC 3336 | \$695,000 | 04-Sep-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.~~

This Statement of Information was prepared on: 18 December 2024



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**52 CHARLESTON ROAD DEANSIDE** Sold Price  
**VIC 3336**

4 2 2

<sup>RS</sup> - Sold Date **22-Nov-24**

Distance **1km**



**10 BROCKWOOD STREET**  
**DEANSIDE VIC 3336**

4 2 2

Sold Price **\$720,000** Sold Date **26-Jul-24**

Distance **1.03km**



**26 WILMINGTON STREET**  
**DEANSIDE VIC 3336**

4 2 2

Sold Price **\$695,000** Sold Date **04-Sep-24**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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