

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

66 BROCKWOOD STREET 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

\$760,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

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

2 WILMINGTON STREET DEANSIDE VIC 3336	\$778,000	28-Jul-24
44 CHARLESTON ROAD DEANSIDE VIC 3336	\$765,000	21-Apr-24
15 DOLLARBIRD DRIVE DEANSIDE VIC 3336	\$800,000	09-Apr-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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2 WILMINGTON STREET DEANSIDE Sold Price

RS

\$778,000

Sold Date

28-Jul-24

4 2 2

Distance

0.13km



44 CHARLESTON ROAD DEANSIDE Sold Price

\$765,000

Sold Date

21-Apr-24

4 2 2

Distance

0.47km



15 DOLLARBIRD DRIVE DEANSIDE Sold Price

\$800,000

Sold Date

09-Apr-24

4 3 2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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