

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

5 CHILHAM ROAD 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,950

Property type

House

Suburb

Deanside

Period-from

01 Jan 2024

to

31 Dec 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

9 HICKLING LANE DEANSIDE VIC 3336	\$582,000	28-Aug-24
26 SARAN CRESCENT DEANSIDE VIC 3336	\$572,000	15-Nov-24
17 HICKLING LANE DEANSIDE VIC 3336	\$570,000	18-Oct-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: 31 January 2025

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**9 HICKLING LANE DEANSIDE VIC 3336**3  2  - 

Sold Price

\$582,000Sold Date **28-Aug-24**Distance **0.75km****26 SARAN CRESCENT DEANSIDE VIC 3336**3  2  1 

Sold Price

\$572,000Sold Date **15-Nov-24**Distance **0.95km****17 HICKLING LANE DEANSIDE VIC 3336**3  2  2 

Sold Price

\$570,000Sold Date **18-Oct-24**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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