

## 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

11 CURTIN DRIVE 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

\$870,000

&

\$920,000

### 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

3 CURTIN DRIVE DEANSIDE VIC 3336	\$960,000	19-Feb-23
4 DOLLARBIRD DRIVE DEANSIDE VIC 3336	\$895,000	30-May-24
57 CHARLESTON ROAD DEANSIDE VIC 3336	\$870,000	23-Aug-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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Dilshan Thoradeniya

M 0430746936

E dilshan@sahararealestate.com.au



**3 CURTIN DRIVE DEANSIDE VIC 3336**

5 5 2

Sold Price

**\$960,000**

Sold Date

**19-Feb-23**

Distance

**0.05km**



**4 DOLLARBIRD DRIVE DEANSIDE VIC 3336**

4 2 2

Sold Price

<sup>RS</sup> **\$895,000**

Sold Date

**30-May-24**

Distance

**0.71km**



**57 CHARLESTON ROAD DEANSIDE VIC 3336**

4 2 2

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**23-Aug-24**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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