Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |940 Burke Road, Deepdene Vic 3103

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$4,500,000		&		\$4,950,000			
Median sale p	rice							
Median price	\$2,985,400	Pro	operty Type	Hou	se		Suburb	Deepdene
Period - From	17/08/2022	to	16/08/2023		So	urce	REIV	

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 sixmonths 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
1		
2		
3		

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 six months.

This Statement of Information was prepared on:

17/08/2023 14:36







Property Type: House **Land Size:** 1512 sqm approx Agent Comments Indicative Selling Price \$4,500,000 - \$4,950,000 Median House Price 17/08/2022 - 16/08/2023: \$2,985,400

Comparable Properties

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 six months.

Account - Marshall White | P: 03 9822 9999





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