

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 KOBE 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

\$520,000

&

\$560,000

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

4 HOMAGE AVENUE FRASER RISE VIC 3336	\$530,000	13-Jul-23
8 LOMBARDY WALK DEANSIDE VIC 3336	\$550,000	30-Jan-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: 09 December 2024



**4 HOMAGE AVENUE FRASER RISE
VIC 3336**

 3  2  2

Sold Price

\$530,000

Sold Date

13-Jul-23

Distance

1.06km



**8 LOMBARDY WALK DEANSIDE
VIC 3336**

 3  2  2

Sold Price

\$550,000

Sold Date

30-Jan-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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