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	45 Kitchener Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,788,000 Property Type House Suburb Deepdene

Period - From 01/07/2021 to 30/06/2022 Source 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 six 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
1	23 Bennett St DEEPDENE 3103	$2,375,000	30/07/2022
2	14 Eyre St BALWYN 3103	$2,278,000	22/07/2022
3	37 Heather Gr KEW 3101	$2,250,000	14/07/2022

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: 29/09/2022 10:50

45 Kitchener Street, Deepdene Vic 3103



3 1 1

Property Type:
Land Size: 701 Aprox sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending June 2022: $2,788,000

Comparable Properties



23 Bennett St DEEPDENE 3103 (REI)

3 2 2

Price: $2,375,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)

Agent Comments



14 Eyre St BALWYN 3103 (REI)

3 2 2

Price: $2,278,000
Method: Private Sale
Date: 22/07/2022
Property Type: House
Land Size: 645 sqm approx

Agent Comments



37 Heather Gr KEW 3101 (REI)

4 2 2

Price: $2,250,000
Method: Private Sale
Date: 14/07/2022
Property Type: House
Land Size: 755 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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