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	30 Gordon Street, Deepdene Vic 3103

Indicative selling price

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

Range between $3,480,000 & $3,580,000

Median sale price

Median price $3,011,000 Property Type House Suburb Deepdene

Period - From 17/11/2022 to 16/11/2023 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	25 Bevan St BALWYN 3103	$3,585,000	05/08/2023
2	36 Winmalee Rd BALWYN 3103	$3,500,000	16/08/2023
3	7 Palmer Av BALWYN 3103	$3,400,000	20/09/2023

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: 17/11/2023 10:36

30 Gordon Street, Deepdene Vic 3103



4 2 2

Rooms: 8
Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$3,480,000 - $3,580,000
Median House Price
17/11/2022 - 16/11/2023: $3,011,000

Comparable Properties



25 Bevan St BALWYN 3103 (REI)

5 3 2

Price: $3,585,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 735 sqm approx

Agent Comments



36 Winmalee Rd BALWYN 3103 (VG)

4 - -

Price: $3,500,000
Method: Sale
Date: 16/08/2023
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



7 Palmer Av BALWYN 3103 (REI)

4 2 2

Price: $3,400,000
Method: Sold Before Auction
Date: 20/09/2023
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

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

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