Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	39 Curtin dr Deanside, 3336

Indicative selling price

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

Range between	$735,000.00 & $755,000.00

Median sale price

Median price	$588,500.00	Property Type	HOUSE	Suburb	DEANSIDE
Period - From	17-Sep-2021	to	17-Mar-2022	Source	PRICEFINDER

Comparable property sales

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	7 Webber Drive, Deanside, Vic 3336	$800,000.00	08-Jan-2022
2	14 Louie Street, Deanside, Vic 3336	$720,000.00	07-Oct-2021
3	7 Starke Street, Deanside, Vic 3336	$712,000.00	08-Feb-2022

This statement of information was prepared on 20-May-2022 at 5:39:10 PM EST