

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

7 Best Drive, Deanside Vic 3336

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$667,500

Property Type House

Suburb Deanside

Period - From 01/07/2024

to

30/09/2024

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	4 Caro Way FRASER RISE 3336	\$890,000	03/09/2024
2	56 Olsen Ret CAROLINE SPRINGS 3023	\$865,000	31/08/2024
3	17 City Vista Ct FRASER RISE 3336	\$880,000	19/05/2024

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:

29/10/2024 14:25



Property Type: House
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

September quarter 2024: \$667,500

Comparable Properties



4 Caro Way FRASER RISE 3336 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 03/09/2024
Rooms: 7
Property Type: House (Res)
Land Size: 542 sqm approx



56 Olsen Ret CAROLINE SPRINGS 3023 (REI)

Agent Comments



Price: \$865,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 639 sqm approx



17 City Vista Ct FRASER RISE 3336 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 19/05/2024
Property Type: House
Land Size: 413 sqm approx