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	9 Best Drive, Deanside Vic 3336

Indicative selling price

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

Range between $1,000,000 & $1,050,000

Median sale price

Median price $685,000 Property Type House Suburb Deanside

Period - From 01/04/2024 to 30/06/2024 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	42 Lawson Way CAROLINE SPRINGS 3023	$1,075,000	06/06/2024
2			
3			

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: 11/09/2024 09:02

9 Best Drive, Deanside Vic 3336

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4 2 2

Property Type: Land
Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median House Price
June quarter 2024: $685,000

Comparable Properties



42 Lawson Way CAROLINE SPRINGS 3023 (REI/VG)

4 2 2

Price: $1,075,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 640 sqm approx

Agent Comments

The house is comparable as the style, layout and accommodation is very similar, however in Caroline Springs.

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. There are no further homes in the area similar to 9 Best Drive with the same accommodation over two levels.

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