

# 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

32 Gordon Street, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,780,000 & \$3,058,000

### Median sale price

Median price \$3,356,000 Property Type House Suburb Deepdene

Period - From 01/07/2023 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	46 Nungerner St BALWYN 3103	\$3,008,000	14/08/2024
2	43 Metung St BALWYN 3103	\$2,880,000	05/07/2024
3	13 King St BALWYN 3103	\$2,895,000	15/06/2024

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:

09/10/2024 14:51



 4  2  2

**Property Type:** House  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$2,780,000 - \$3,058,000

**Median House Price**

Year ending June 2024: \$3,356,000

## Comparable Properties

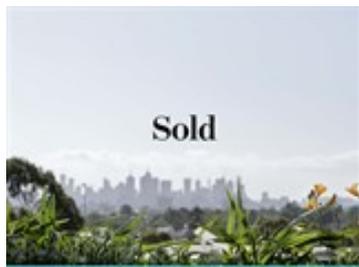


**46 Nungerner St BALWYN 3103 (REI)**

**Agent Comments**

 6  2  2

**Price:** \$3,008,000  
**Method:** Sold Before Auction  
**Date:** 14/08/2024  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**43 Metung St BALWYN 3103 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,880,000  
**Method:** Private Sale  
**Date:** 05/07/2024  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx



**13 King St BALWYN 3103 (REI)**

**Agent Comments**

 3  1  4

**Price:** \$2,895,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx