

# 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

50 Gordon Street, Deepdene Vic 3103

### Indicative selling price

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

Range between \$7,000,000 & \$7,500,000

### Median sale price

Median price \$3,450,000 Property Type House Suburb Deepdene

Period - From 27/09/2023 to 26/09/2024 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	24 Stanley Gr CANTERBURY 3126	\$7,080,000	13/08/2024
2	3 Hardwicke St DEEPDENE 3103	\$7,060,000	16/04/2024
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: 27/09/2024 17:17



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**Indicative Selling Price**

\$7,000,000 - \$7,500,000

**Median House Price**

27/09/2023 - 26/09/2024: \$3,450,000



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**Property Type:** House (Res)

**Land Size:** 728 sqm approx

**Agent Comments**

## Comparable Properties



**24 Stanley Gr CANTERBURY 3126 (REI)**

**Agent Comments**

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**Price:** \$7,080,000

**Method:** Private Sale

**Date:** 13/08/2024

**Property Type:** House

**Land Size:** 721 sqm approx

**3 Hardwicke St DEEPDENE 3103 (VG)**

**Agent Comments**

4 - -

**Price:** \$7,060,000

**Method:** Sale

**Date:** 16/04/2024

**Property Type:** House (Res)

**Land Size:** 732 sqm approx

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.

**Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511**



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