

## 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

14 Louie Street Deanside VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Deanside

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### 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 6 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 26 Marlee Drive Deanside VIC 3336   | \$750,000 | 28-Apr-21 |
| 6 Webber Drive Deanside VIC 3336    | \$710,000 | 19-Apr-21 |
| 15 Moore Drive Fraser Rise VIC 3336 | \$729,000 | 21-May-21 |

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 6 months.~~

This Statement of Information was prepared on: 27 July 2021



**26 Marlee Drive Deanside VIC 3336** Sold Price **\$750,000** Sold Date **28-Apr-21**

4 2 2

Distance **1.06km**



**6 Webber Drive Deanside VIC 3336** Sold Price **\$710,000** Sold Date **19-Apr-21**

4 2 2

Distance **1.52km**



**15 Moore Drive Fraser Rise VIC 3336** Sold Price <sup>RS</sup> **\$729,000** Sold Date **21-May-21**

3 2 2

Distance **2.07km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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