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	LOT 615 MARADONA BOULEVARD DEANSIDE VIC 3336

Indicative selling price

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

~~Single Price~~		or range between	$499,000	&	$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Deanside
Period-from	01 Aug 2022	to	31 Jul 2023	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
16 ARKBAR AVENUE DEANSIDE VIC 3336	$397,000	07-Jun-23
90 CHARLESTON ROAD DEANSIDE VIC 3336	$430,000	20-Apr-23
1 DIMITRI STREET FRASER RISE VIC 3336	$380,000	07-Jun-23

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: 08 August 2023

James Antonio
P 9741 7777
M 0401 889 248
E jantonio@ypa.com.au

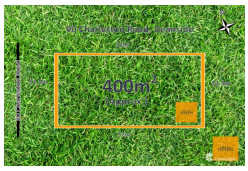


16 ARKBAR AVENUE DEANSIDE VIC 3336

- - -

Sold Price **$397,000** Sold Date **07-Jun-23**

Distance **0.59km**



90 CHARLESTON ROAD DEANSIDE VIC 3336

- - -

Sold Price **$430,000** Sold Date **20-Apr-23**

Distance **0.82km**



1 DIMITRI STREET FRASER RISE VIC 3336

- - -

Sold Price **$380,000** Sold Date **07-Jun-23**

Distance **0.92km**



8 REED COURT DEANSIDE VIC 3336

- - -

Sold Price **$412,000** Sold Date **22-Mar-23**

Distance **0.69km**



37 SLINKY STREET DEANSIDE VIC 3336

- - -

Sold Price **$369,000** Sold Date **20-May-23**

Distance **0.64km**

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

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