

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

23 Malone Circuit 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,500

Property type

Land

Suburb

Deanside

Period-from

01 Jan 2021

to

31 Dec 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

| | | |
|---|-----------|-----------|
| 11 Trident Crescent Fraser Rise VIC 3336 | \$742,500 | 13-Aug-21 |
| 83 Legrange Crescent Fraser Rise VIC 3336 | \$770,000 | 06-Nov-21 |
| 96 City Vista Court Fraser Rise VIC 3336 | \$770,000 | 18-Aug-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: 14 January 2022



11 Trident Crescent Fraser Rise VIC 3336 Sold Price **\$742,500** Sold Date **13-Aug-21**
Distance **1.63km**

 4  2  2



83 Legrange Crescent Fraser Rise VIC 3336 Sold Price **\$770,000** Sold Date **06-Nov-21**
Distance **1.67km**

 -  2  2



96 City Vista Court Fraser Rise VIC 3336 Sold Price Sold Date **18-Aug-21**
Distance **1.26km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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