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	5/25 May Street, Deepdene Vic 3103

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $910,000 | & | $1,000,000

Median sale price

Median price	$1,105,000	Property Type	Unit	Suburb	Deepdene
Period - From	29/03/2020	to	28/03/2021	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	2/21 Freeman St BALWYN 3103	$934,000	27/03/2021
2	4/9 Marlowe St CANTERBURY 3126	$915,000	20/02/2021
3	2/1 Kingsley St CAMBERWELL 3124	$904,000	20/03/2021

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: | 29/03/2021 15:31

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2 **1** **1**

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$910,000 - $1,000,000
Median Unit Price
29/03/2020 - 28/03/2021: $1,105,000

Comparable Properties

2/21 Freeman St BALWYN 3103 (REI)

2 **1** **1**

Price: $934,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Unit

Agent Comments

4/9 Marlowe St CANTERBURY 3126 (REI)

2 **1** **1**

Price: $915,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Unit

Agent Comments

2/1 Kingsley St CAMBERWELL 3124 (REI)

2 **1** **1**

Price: $904,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Villa

Agent Comments

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997