

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

27 Hardwicke Street Deepdene VIC 3103

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

\$3,800,000

&

\$3,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,439,000

Property type

House

Suburb

Deepdene

Period-from

01 Nov 2018

to

31 Oct 2019

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 Kalimna Street Balwyn VIC 3103	\$3,800,000	04-Aug-19
21 Nott Street Balwyn VIC 3103	\$4,420,000	26-May-19
19 Stoke Avenue Kew VIC 3101	\$4,311,000	24-Jun-19

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 November 2019

**11 Kalimna Street Balwyn VIC 3103** Sold Price **\$3,800,000** Sold Date **04-Aug-19**

6 4 3

Distance **0.55km****21 Nott Street Balwyn VIC 3103** Sold Price **\$4,420,000** Sold Date **26-May-19**

5 5 2

Distance **0.57km****19 Stoke Avenue Kew VIC 3101** Sold Price **\$4,311,000** Sold Date **24-Jun-19**

6 5 3

Distance **1.15km****5 Houghton Street Balwyn North VIC 3104** Sold Price **\$3,500,000** Sold Date **07-Aug-19**

5 4 2

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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