

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

6 SCOTTY ROAD 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Deanside

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

67 MUSHU CRESCENT DEANSIDE VIC 3336	\$320,000	25-Mar-24

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.

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**67 MUSHU CRESCENT DEANSIDE
VIC 3336**

Sold Price

\$320,000

Sold Date

25-Mar-24



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Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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