

# 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 Whitehorse Road, Deepdene Vic 3103

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,850,000

### Median sale price

Median price \$3,812,444

Property Type House

Suburb Deepdene

Period - From 01/10/2023

to 30/09/2024

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		
3		

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:

30/11/2024 15:18

6 Whitehorse Road, Deepdene Vic 3103

Edison Kong  
0435 841 615  
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 4  2  2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 643 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,850,000

**Median House Price**

Year ending September 2024: \$3,812,444

## Comparable Properties

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.

Account - McGrath Doncaster | P: 03 8822 6188



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