

# 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

88 Hatchlands Drive, Deer Park Vic 3023

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$620,000 Property Type House Suburb Deer Park

Period - From 01/01/2021 to 31/03/2021 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	61 Hemsley Dr, Deer Park, Vic 3023, Australia	\$650,000	30/04/2021
2	50 Edmondshaw Dr, Deer Park, Vic 3023, Australia	\$644,000	27/04/2021
3	34 Clairview Rd DEER PARK 3023	\$642,000	06/02/2021

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:

20/05/2021 10:10



4 2 2

**Property Type:** Land  
**Land Size:** 448 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
March quarter 2021: \$620,000

## Comparable Properties

**61 Hemsley Dr, Deer Park, Vic 3023, Australia (REI)** **Agent Comments**

4 2 2

**Price:** \$650,000  
**Method:**  
**Date:** 30/04/2021  
**Property Type:** House

**50 Edmondshaw Dr, Deer Park, Vic 3023, Australia (REI)** **Agent Comments**

4 2 2

**Price:** \$644,000  
**Method:**  
**Date:** 27/04/2021  
**Property Type:** House



**34 Clairview Rd DEER PARK 3023 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$642,000  
**Method:** Auction Sale  
**Date:** 06/02/2021  
**Property Type:** House (Res)  
**Land Size:** 490 sqm approx