

## 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

62 HOGAN STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/70 CARROLL STREET DEER PARK VIC 3023	\$571,000	15-Aug-24
1/16 KYNOCH STREET DEER PARK VIC 3023	\$611,000	07-Dec-24
73 LEWIN STREET DEER PARK VIC 3023	\$605,000	09-Sep-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.~~

This Statement of Information was prepared on: 04 February 2025

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**2/70 CARROLL STREET DEER  
PARK VIC 3023**

 3  2  1

Sold Price **\$571,000** Sold Date **15-Aug-24**

Distance **0.29km**



**1/16 KYNOCH STREET DEER PARK  
VIC 3023**

 3  2  2

Sold Price **\$611,000** Sold Date **07-Dec-24**

Distance **0.67km**



**73 LEWIN STREET DEER PARK VIC  
3023**

 3  1  1

Sold Price **\$605,000** Sold Date **09-Sep-24**

Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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