

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

2 Davitt Drive Deer Park VIC 3023

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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2020

to

31 May 2021

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

3 Wandsworth Avenue Deer Park VIC 3023	\$577,000	29-Mar-21
31 Winslow Crescent Deer Park VIC 3023	\$558,000	08-Jun-21
70 Chester Crescent Deer Park VIC 3023	\$583,500	24-Apr-21

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: 23 June 2021



3 Wandsworth Avenue Deer Park VIC 3023

Sold Price

^{RS} **\$577,000**

Sold Date

29-Mar-21

 3

 1

 2

Distance

0.36km



31 Winslow Crescent Deer Park VIC 3023

Sold Price

^{RS} **\$558,000**

Sold Date

08-Jun-21

 3

 1

 2

Distance

0.63km



70 Chester Crescent Deer Park VIC 3023

Sold Price

^{RS} **\$583,500**

Sold Date

24-Apr-21

 3

 1

 1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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