

## 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

7 KYNOCH STREET DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2024

to

28 Feb 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

6 MONZA COURT DEER PARK VIC 3023	\$723,000	12-Oct-24
74 CHESTER CRESCENT DEER PARK VIC 3023	\$700,000	09-Jan-25
4 WELLINGTON COURT DEER PARK VIC 3023	\$700,000	09-Dec-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: 28 March 2025



## 6 MONZA COURT DEER PARK VIC 3023

 5  2  1

Sold Price

**\$723,000**

Sold Date

**12-Oct-24**

Distance

**1.15km**



## 74 CHESTER CRESCENT DEER PARK VIC 3023

 3  1  1

Sold Price

**\$700,000**

Sold Date

**09-Jan-25**

Distance

**1.74km**



## 4 WELLINGTON COURT DEER PARK VIC 3023

 3  1  2

Sold Price

Sold Date

**09-Dec-24**

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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