

## 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

22 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2021

to

28 Feb 2022

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

9 JONAH PARADE DEER PARK VIC 3023	\$615,000	30-Jan-22
3 DUNCOMBE PARK WAY DEER PARK VIC 3023	\$600,000	30-Nov-21
49 LONGFIELD WAY DEER PARK VIC 3023	\$620,000	16-Nov-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: 21 March 2022



**9 JONAH PARADE DEER PARK VIC 3023**

Sold Price

**\$615,000**

Sold Date

**30-Jan-22**

 3

 2

 2

Distance

**0.1km**



**3 DUNCOMBE PARK WAY DEER PARK VIC 3023**

Sold Price

**\$600,000**

Sold Date

**30-Nov-21**

 3

 2

 2

Distance

**0.12km**



**49 LONGFIELD WAY DEER PARK VIC 3023**

Sold Price

**\$620,000**

Sold Date

**16-Nov-21**

 3

 2

 2

Distance

**0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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