

## 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

24 DALMUIR BOULEVARD 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

\$820,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Deer Park

Period-from

01 Nov 2021

to

31 Oct 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 MUIRFIELD STREET DEER PARK VIC 3023 | \$830,000 | 05-Mar-22 |
| 27 FOLEYS ROAD DEER PARK VIC 3023     | \$810,000 | 30-Aug-22 |
| 51 LEE STREET DEER PARK VIC 3023      | \$835,000 | 27-Jun-22 |

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.~~

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OBrien Real Estate

Sandeep Kathpalia

M 0423425410

E skathpalia@barryplant.com.au



**9 MUIRFIELD STREET DEER PARK VIC 3023**

Sold Price

**\$830,000**

Sold Date

**05-Mar-22**

4 2 2

Distance

**0.28km**



**27 FOLEYS ROAD DEER PARK VIC 3023**

Sold Price

**\$810,000**

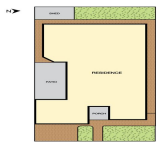
Sold Date

**30-Aug-22**

4 2 2

Distance

**0.78km**



**51 LEE STREET DEER PARK VIC 3023**

Sold Price

**\$835,000**

Sold Date

**27-Jun-22**

4 2 4

Distance

**1.59km**

RS = Recent sale

UN = Undisclosed Sale

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