

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

3 OSBORNE CLOSE 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Deer Park

Period-from

01 Apr 2022

to

31 Mar 2023

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 TINTO CLOSE DEER PARK VIC 3023	\$685,000	04-Apr-23
114 MILLBANK DRIVE DEER PARK VIC 3023	\$760,000	22-Dec-22
36 HUDDERSFIELD ROAD DEER PARK VIC 3023	\$708,000	26-Nov-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.~~

This Statement of Information was prepared on: 28 April 2023



9 TINTO CLOSE DEER PARK VIC 3023

3 2 3

Sold Price

^{RS}

\$685,000

Sold Date

04-Apr-23

Distance

0.37km



114 MILLBANK DRIVE DEER PARK VIC 3023

3 2 3

Sold Price

\$760,000

Sold Date

22-Dec-22

Distance

0.43km



36 HUDDERSFIELD ROAD DEER PARK VIC 3023

4 1 2

Sold Price

\$708,000

Sold Date

26-Nov-22

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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