

## 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

1/12 SALMOND 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2022

to

30 Sep 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1/56 CHESTER CRESCENT DEER PARK VIC 3023 | \$470,000 | 22-Jun-23 |
| 1/32 KYNOCH STREET DEER PARK VIC 3023    | \$515,000 | 20-Jun-23 |
|                                          |           |           |

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: 27 October 2023



**1/56 CHESTER CRESCENT DEER  
PARK VIC 3023**

3 1 1

Sold Price

**\$470,000**

Sold Date

**22-Jun-23**

Distance

**1.3km**



**1/32 KYNOCH STREET DEER PARK  
VIC 3023**

3 1 3

Sold Price

<sup>RS</sup>**\$515,000**

Sold Date

**20-Jun-23**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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