

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 HEMSLEY DRIVE 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

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Deer Park

Period-from

01 Apr 2021

to

31 Mar 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 |
| 18 DALMUIR BOULEVARD DEER PARK VIC 3023 | \$890,000 | 01-Apr-22 |
| 46 WESTMINSTER PARKWAY DERRIMUT VIC 3026 | \$835,000 | 31-Mar-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 2022



9 MUIRFIELD STREET DEER PARK VIC 3023

Sold Price

^{RS} \$830,000

Sold Date

05-Mar-22



4



2



2

Distance

0.24km



18 DALMUIR BOULEVARD DEER PARK VIC 3023

Sold Price

^{RS} \$890,000

Sold Date

01-Apr-22



4



2



2

Distance

0.29km



46 WESTMINSTER PARKWAY DERRIMUT VIC 3026

Sold Price

^{RS} \$835,000

Sold Date

31-Mar-22



4



2



2

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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