

## 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 Droitwich Crescent 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

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,750

Property type

House

Suburb

Deer Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

8 Wrexham Court Deer Park VIC 3023	\$590,000	25-Sep-21
19 Tamar Drive Deer Park VIC 3023	\$598,000	03-Nov-21
19 Abercairn Court Deer Park VIC 3023	\$592,000	18-Oct-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: 05 November 2021



## 8 Wrexham Court Deer Park VIC 3023

Sold Price

RS

**\$590,000**

Sold Date

**25-Sep-21**

3

1

1

Distance

**0.09km**



## 19 Tamar Drive Deer Park VIC 3023

Sold Price

RS

**\$598,000**

Sold Date

**03-Nov-21**

3

2

2

Distance

**0.54km**



## 19 Abercairn Court Deer Park VIC 3023

Sold Price

RS

**\$592,000**

Sold Date

**18-Oct-21**

3

1

2

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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