

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

15 LOXWOOD COURT 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

\$595,000

&

\$635,000

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

8 HOWARD PLACE DEER PARK VIC 3023	\$630,000	16-Aug-23
10 ERIN SQUARE DEER PARK VIC 3023	\$660,000	15-Jun-23
13 CASHMERE COURT DERRIMUT VIC 3026	\$597,000	26-Aug-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: 09 October 2023



8 HOWARD PLACE DEER PARK VIC 3023

Sold Price

\$630,000 Sold Date **16-Aug-23**

3 2 1

Distance **0.32km**



10 ERIN SQUARE DEER PARK VIC 3023

Sold Price

\$660,000 Sold Date **15-Jun-23**

3 2 2

Distance **0.54km**



13 CASHMERE COURT DERRIMUT VIC 3026

Sold Price

^{RS} **\$597,000** Sold Date **26-Aug-23**

3 2 2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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