

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

5 GLENROBE STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Aug 2023

to

31 Jul 2024

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

7 GLENROBE STREET DEER PARK VIC 3023	\$630,000	30-May-24
37 ERINDALE AVENUE DEER PARK VIC 3023	\$610,000	26-Mar-24
97 NEALE ROAD DEER PARK VIC 3023	\$645,000	14-Jun-24

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 August 2024



**7 GLENROBE STREET DEER PARK
VIC 3023**

Sold Price

\$630,000

Sold Date **30-May-24**

 3  1  3

Distance **0.02km**



**37 ERINDALE AVENUE DEER PARK
VIC 3023**

Sold Price

\$610,000

Sold Date **26-Mar-24**

 3  1  2

Distance **0.24km**



**97 NEALE ROAD DEER PARK VIC
3023**

Sold Price

\$645,000

Sold Date **14-Jun-24**

 3  1  2

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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