

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

46 CHESTER CRESCENT 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

\$640,000

Property type

House

Suburb

Deer Park

Period-from

01 Sep 2021

to

31 Aug 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

27 OPIE ROAD DEER PARK VIC 3023	\$650,000	22-Apr-22
3 WARRINGTON CRESCENT DEER PARK VIC 3023	\$650,000	23-Mar-22
20 ABERCAIRN COURT DEER PARK VIC 3023	\$665,000	17-Aug-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: 16 September 2022



27 OPIE ROAD DEER PARK VIC 3023

3 1 2

Sold Price **\$650,000** Sold Date **22-Apr-22**

Distance **0.14km**



IMPORTANT MESSAGE

Please be sure to REGISTER your details to ensure you are kept up to date with any changes or cancellations for inspections times.

Simply click on the "Book Inspection" button to arrange a suitable viewing time, or use the "Email Agent" facility to receive registration LINK.

3 WARRINGTON CRESCENT DEER PARK VIC 3023

3 2 2

Sold Price Sold Date **23-Mar-22**

Distance **0.5km**



20 ABERCAIRN COURT DEER PARK VIC 3023

4 1 2

Sold Price ^{RS} **\$665,000** Sold Date **17-Aug-22**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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