

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 Soame 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

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

9 Harlow Court Deer Park VIC 3023	\$705,000	16-Aug-21
131 Tamar Drive Deer Park VIC 3023	\$686,000	25-Jun-21
4 Leighton Crescent Deer Park VIC 3023	\$680,000	28-Jun-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: 26 November 2021



9 Harlow Court Deer Park VIC 3023 Sold Price **\$705,000** Sold Date **16-Aug-21**

4 2 2

Distance **0.89km**



131 Tamar Drive Deer Park VIC 3023 Sold Price **\$686,000** Sold Date **25-Jun-21**

4 3 3

Distance **1.4km**



4 Leighton Crescent Deer Park VIC 3023 Sold Price **\$680,000** Sold Date **28-Jun-21**

3 2 2

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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