

## 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

3 CEDAR CLOSE 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2022

to

31 Jan 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

19 RAVENSLEA CRESCENT DEER PARK VIC 3023	\$580,000	20-Oct-22
11 STOKE STREET DEER PARK VIC 3023	\$590,000	27-Jan-23
53 BIRCHWOOD BOULEVARD DEER PARK VIC 3023	\$600,000	03-Sep-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.~~

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**19 RAVENSLEA CRESCENT DEER PARK VIC 3023**

Sold Price **\$580,000** Sold Date **20-Oct-22**

3 1 2

Distance **0.25km**



**11 STOKE STREET DEER PARK VIC 3023**

Sold Price <sup>RS</sup> **\$590,000** Sold Date **27-Jan-23**

3 1 1

Distance **1.06km**



**53 BIRCHWOOD BOULEVARD DEER PARK VIC 3023**

Sold Price **\$600,000** Sold Date **03-Sep-22**

3 1 5

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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