

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

2/32 Kynoch 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,750

Property type

Other

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

14 Dumfries Street Deer Park VIC 3023	\$625,000	26-Aug-21
3 Salmond Street Deer Park VIC 3023	\$580,000	30-Aug-21
82 Welwyn Parade Deer Park VIC 3023	\$635,000	01-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: 11 November 2021



Real Estate

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14 Dumfries Street Deer Park VIC 3023

Sold Price

\$625,000

Sold Date

26-Aug-21

3

1

2

Distance

0.16km



3 Salmond Street Deer Park VIC 3023

Sold Price

\$580,000

Sold Date

30-Aug-21

3

1

3

Distance

0.21km



82 Welwyn Parade Deer Park VIC 3023

Sold Price

\$635,000

Sold Date

01-Jun-21

3

1

2

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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