

## 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

9 CLAIRVIEW ROAD 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2021

to

30 Apr 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

5 AMRON CLOSE DEER PARK VIC 3023	\$707,500	18-Feb-22
39 FOLEYS ROAD DEER PARK VIC 3023	\$666,000	15-Nov-21
45 EDMONDSHAW DRIVE DEER PARK VIC 3023	\$682,000	16-Mar-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: 06 May 2022



## 5 AMRON CLOSE DEER PARK VIC 3023

Sold Price

**\$707,500**

Sold Date

**18-Feb-22**



4



2



2

Distance

**0.09km**



## 39 FOLEYS ROAD DEER PARK VIC 3023

Sold Price

**\$666,000**

Sold Date

**15-Nov-21**



3



2



2

Distance

**0.44km**



## 45 EDMONDSHAW DRIVE DEER PARK VIC 3023

Sold Price

<sup>RS</sup> **\$682,000**

Sold Date

**16-Mar-22**



4



2



2

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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