

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

1 Katrine Place 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

House

Suburb

Deer Park

Period-from

01 May 2020

to

30 Apr 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

7 Stapehill Court Deer Park VIC 3023	\$645,000	03-May-21
14 Dalmuir Boulevard Deer Park VIC 3023	\$675,888	27-Mar-21
61 Hemsley Drive Deer Park VIC 3023	\$650,000	30-Apr-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: 24 May 2021



7 Stapehill Court Deer Park VIC 3023

 3  2  2

Sold Price

^{RS} **\$645,000** Sold Date **03-May-21**

Distance **0.12km**



14 Dalmuir Boulevard Deer Park VIC 3023

 4  2  2

Sold Price

\$675,888 Sold Date **27-Mar-21**

Distance **0.14km**



61 Hemsley Drive Deer Park VIC 3023

 4  2  2

Sold Price

^{RS} **\$650,000** Sold Date **30-Apr-21**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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