

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 TINTO CLOSE 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

\$638,500

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2022

to

28 Feb 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

102 TAMAR DRIVE DEER PARK VIC 3023	\$660,000	07-Jan-23
111 TAMAR DRIVE DEER PARK VIC 3023	\$690,000	07-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.

This Statement of Information was prepared on: 03 March 2023



102 TAMAR DRIVE DEER PARK VIC 3023

Sold Price

^{RS}

\$660,000

Sold Date

07-Jan-23

 3

 2

 1

Distance

0.83km



111 TAMAR DRIVE DEER PARK VIC 3023

Sold Price

\$690,000

Sold Date

07-Sep-22

 3

 2

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Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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