

## 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

2/17 Orama Street 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,500

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2019

to

31 May 2020

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 55 Hamilton Street Deer Park VIC 3023  | \$585,000 | 25-May-20 |
| 78A Lee Street Deer Park VIC 3023      | \$540,000 | 22-Feb-20 |
| 4/10 Blackley Court Deer Park VIC 3023 | \$547,000 | 23-Jan-20 |

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 June 2020



**55 Hamilton Street Deer Park VIC 3023**

Sold Price

**\$585,000** Sold Date **25-May-20**

3 2 1

Distance **0.51km**



**78A Lee Street Deer Park VIC 3023**

Sold Price

**\$540,000** Sold Date **22-Feb-20**

3 2 1

Distance **0.59km**



**4/10 Blackley Court Deer Park VIC 3023**

Sold Price

**\$547,000** Sold Date **23-Jan-20**

3 2 1

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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