

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

23 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Aug 2020

to

31 Jul 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

10 Deauville Lane Deer Park VIC 3023	\$580,000	28-Jun-21
2/1 Huddersfield Road Deer Park VIC 3023	\$560,000	22-Jul-20
77 Station Road Deer Park VIC 3023	\$545,000	14-May-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.~~

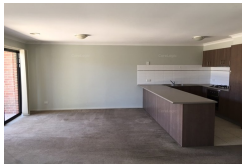
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**Real Estate**

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**10 Deauville Lane Deer Park VIC 3023**

4
 2
 2

Sold Price

\$580,000

Sold Date

28-Jun-21

Distance

1.79km**2/1 Huddersfield Road Deer Park VIC 3023**

3
 2
 1

Sold Price

\$560,000

Sold Date

22-Jul-20

Distance

0.18km**77 Station Road Deer Park VIC 3023**

3
 2
 1

Sold Price

^{RS} **\$545,000**

Sold Date

14-May-21

Distance

0.88km**10B Murphy Street Deer Park VIC 3023**

3
 3
 1

Sold Price

\$550,000

Sold Date

20-Apr-20

Distance

0.7km**27 Old Course Crescent Deer Park VIC 3023**

3
 2
 1

Sold Price

\$552,000

Sold Date

13-May-21

Distance

1.61km**RS** = Recent sale**UN** = Undisclosed Sale

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