

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 HEMSLEY DRIVE, DEER PARK, VIC

4 2 2

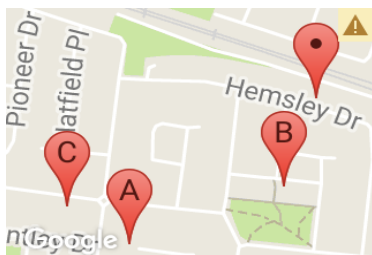
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$620,000

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



DEER PARK, VIC, 3023

Suburb Median Sale Price (House)

\$600,000

01 January 2018 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



28 KATRINE PL, DEER PARK, VIC 3023

4 2 2

Sale Price

\$630,000

Sale Date: 09/01/2018

Distance from Property: 401m



8 EARLSFERRY LANE, DEER PARK, VIC 3023

4 2 2

Sale Price

\$590,000

Sale Date: 03/10/2017

Distance from Property: 167m



90 HATCHLANDS DR, DEER PARK, VIC 3023

3 2 2

Sale Price

\$610,000

Sale Date: 25/11/2017

Distance from Property: 451m



This report has been compiled on 01/05/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 HEMSLEY DRIVE, DEER PARK, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$620,000

Median sale price

Median price

\$600,000

House

X

Unit


Suburb

DEER PARK

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
28 KATRINE PL, DEER PARK, VIC 3023	\$630,000	09/01/2018
8 EARLSFERRY LANE, DEER PARK, VIC 3023	\$590,000	03/10/2017
90 HATCHLANDS DR, DEER PARK, VIC 3023	\$610,000	25/11/2017