

## 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

20 Davitt Drive 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Deer Park

Period-from

01 Nov 2020

to

31 Oct 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2 Hogan Street Deer Park VIC 3023  | \$700,000 | 28-Jul-21 |
| 131 Tamar Drive Deer Park VIC 3023 | \$686,000 | 25-Jun-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: 17 November 2021



**2 Hogan Street Deer Park VIC 3023** Sold Price **\$700,000** Sold Date **28-Jul-21**

4 2 2

Distance **1.04km**



**131 Tamar Drive Deer Park VIC 3023** Sold Price **\$686,000** Sold Date **25-Jun-21**

4 3 3

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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