## 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

18 Hatchlands Drive 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 \$570,000 &
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$587,500	Prop	erty type	y type House		Suburb	Deer Park
Period-from	01 Jun 2020	to	31 May 2	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
53 Jonah Parade Deer Park VIC 3023	\$595,000	08-Apr-21
4 Oconnor Road Deer Park VIC 3023	\$600,000	28-Dec-20
10 Edmondshaw Drive Deer Park VIC 3023	\$590,000	04-Feb-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: 04 June 2021





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53 Jonah Parade Deer Park VIC 3023

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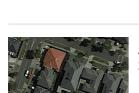
**■** 3

Sold Price

\$595,000 Sold Date 08-Apr-21

Distance

0.32km



4 Oconnor Road Deer Park VIC 3023

Sold Price

**\$600,000** Sold Date **28-Dec-20** 

Distance 0.33km

10 Edmondshaw Drive Deer Park

Sold Price

\$590,000 Sold Date 04-Feb-21

0.71km

VIC 3023 **■** 3

Distance

**RS** = Recent sale

UN = Undisclosed Sale

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