

## 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

17 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Deer Park

Period-from

01 Apr 2019

to

31 Mar 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 5 Cedar Close Deer Park VIC 3023     | \$585,000 | 16-Oct-19 |
| 17 Croydon Avenue Deer Park VIC 3023 | \$542,000 | 07-Nov-19 |
| 7 Marcellin Court Deer Park VIC 3023 | \$564,000 | 19-Feb-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: 16 April 2020



**5 Cedar Close Deer Park VIC 3023**

Sold Price

**\$585,000**

Sold Date

**16-Oct-19**

 3  1  2

Distance

**0.12km**



**17 Croydon Avenue Deer Park VIC 3023**

Sold Price

**\$542,000**

Sold Date

**07-Nov-19**

 3  1  2

Distance

**0.3km**



**7 Marcellin Court Deer Park VIC 3023**

Sold Price

**\$564,000**

Sold Date

**19-Feb-20**

 3  1  2

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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