

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

6 Irvine 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2020

to

28 Feb 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

9 Byrne Street Deer Park VIC 3023	\$650,000	22-Feb-21
1 Meager Street Deer Park VIC 3023	\$635,000	29-Oct-20
56 Welwyn Parade Deer Park VIC 3023	\$600,000	12-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: 22 March 2021



9 Byrne Street Deer Park VIC 3023

Sold Price

^{RS} **\$650,000**

Sold Date

22-Feb-21



3



1



5

Distance

1.19km



1 Meager Street Deer Park VIC 3023

Sold Price

\$635,000

Sold Date

29-Oct-20



3



1



1

Distance

1.03km



56 Welwyn Parade Deer Park VIC 3023

Sold Price

^{RS} **\$600,000**

Sold Date

12-Feb-21



3



1



3

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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