# 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

4 Hemsley Drive Deer Park VIC 3023

## Indicative selling price

Mediar (\*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$665,000	&	\$715,000	
n sale price e house or unit as ap	plicable)					

Median Price	\$592,000	Prope	Property 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	
5 Eagle Way Deer Park VIC 3023	\$710,000	22-Jan-21	
14 Alvaston Street Deer Park VIC 3023	\$695,000	01-Feb-21	
14 Dalmuir Boulevard Deer Park VIC 3023	\$675,888	27-Mar-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: 24 June 2021



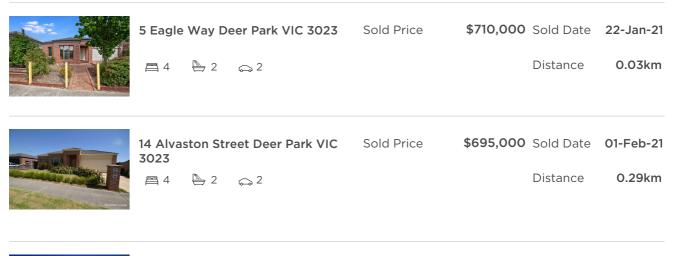
consumer.vic.gov.au



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14 Daln 3023	nuir Bou	levard Deer Park VIC	Sold Price	\$675,888	Sold Date	27-Mar-21
酉 4	2	ç⇒ 2			Distance	0.33km

#### RS = Recent sale UN = Undisclosed Sale

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