

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

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2020

to

31 May 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

**5 Eagle Way Deer Park VIC 3023**

Sold Price

\$710,000

Sold Date

22-Jan-21

4



2



2

Distance

0.03km**14 Alvaston Street Deer Park VIC 3023**

Sold Price

\$695,000

Sold Date

01-Feb-21

4



2



2

Distance

0.29km**14 Dalmuir Boulevard Deer Park VIC 3023**

Sold Price

\$675,888

Sold Date

27-Mar-21

4



2



2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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