

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

8 Millbank 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Deer Park

Period-from

01 Dec 2020

to

30 Nov 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

2 Davitt Drive Deer Park VIC 3023	\$585,111	29-Jun-21
3 Odell Close Deer Park VIC 3023	\$587,500	25-Aug-21
19 Abercairn Court Deer Park VIC 3023	\$592,000	18-Oct-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: 02 December 2021



2 Davitt Drive Deer Park VIC 3023

Sold Price

\$585,111

Sold Date

29-Jun-21

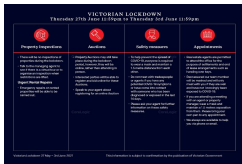
3

1

1

Distance

0.92km



3 Odell Close Deer Park VIC 3023

Sold Price

\$587,500

Sold Date

25-Aug-21

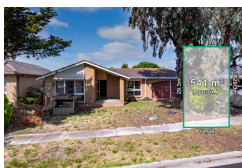
3

1

1

Distance

1.08km



19 Abercairn Court Deer Park VIC 3023

Sold Price

^{RS} **\$592,000**

Sold Date

18-Oct-21

3

1

2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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