

## 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

45 HEMSLEY DRIVE DEER PARK VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2023

to

31 Jan 2024

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

30 HATFIELD PLACE DEER PARK VIC 3023

\$982,500

11-Dec-23

35 HEMSLEY DRIVE DEER PARK VIC 3023

\$961,000

26-Oct-23

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: 23 February 2024



## 30 HATFIELD PLACE DEER PARK VIC 3023

 4  2  2

Sold Price

**\$982,500**

Sold Date

**11-Dec-23**

Distance

**0.22km**



## 35 HEMSLEY DRIVE DEER PARK VIC 3023

 5  2  2

Sold Price

**\$961,000**

Sold Date

**26-Oct-23**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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