



## 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

64 Hatchlands Drive, Deer Park, 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$399,000.00

or range between

&

### Median sale price

Median price \$595,000.00

Property type House

Suburb DEER PARK

Period - From Oct 2019

to

Dec 2019

Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/11 Loxwood Ct DEER PARK 3023	\$405,000.00	21/01/2020
2/36a Robinsons Rd DEER PARK 3023	\$402,500.00	3/11/2019
14 Trinacria Ct DEER PARK 3023	\$363,000.00	21/10/2019

This Statement of Information was prepared on: Monday 23rd March 2020