

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

6 Doherty Street, Deer Park Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$675,000

Median sale price

Median price \$649,000

Property Type House

Suburb Deer Park

Period - From 01/10/2023

to 30/09/2024

Source REIV

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 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
1	20 Bird St DEER PARK 3023	\$625,000	21/12/2024
2	37 Hogan St DEER PARK 3023	\$692,500	07/12/2024
3	22 Orama St DEER PARK 3023	\$668,000	14/09/2024

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 six months.~~

This Statement of Information was prepared on:

07/01/2025 12:20

6 Doherty Street, Deer Park Vic 3023

Tony Gerace
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Property Type:
Divorce/Estate/Family Transfers
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$675,000
Median House Price
Year ending September 2024: \$649,000

Comparable Properties



20 Bird St DEER PARK 3023 (REI)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 21/12/2024
Property Type: House (Res)
Land Size: 604 sqm approx



37 Hogan St DEER PARK 3023 (REI)

Agent Comments



Price: \$692,500
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 604 sqm approx

22 Orama St DEER PARK 3023 (REI/VG)

Agent Comments



Price: \$668,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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