

## 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

49 Hogan Street Deer Park VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,750

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2020

to

30 Sep 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

4 Hemsley Drive Deer Park VIC 3023	\$756,000	17-Jul-21
58 Lake Boga Avenue Deer Park VIC 3023	\$747,000	09-Oct-21
25 Lee Street Deer Park VIC 3023	\$725,000	05-Jul-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: 20 October 2021



## 4 Hemsley Drive Deer Park VIC 3023

3 2 2

Sold Price

**\$756,000**

Sold Date

**17-Jul-21**

Distance

**1.2km**



## 58 Lake Boga Avenue Deer Park VIC 3023

3 2 4

Sold Price

<sup>RS</sup> **\$747,000**

Sold Date

**09-Oct-21**

Distance

**0.42km**



## 25 Lee Street Deer Park VIC 3023

3 2 4

Sold Price

**\$725,000**

Sold Date

**05-Jul-21**

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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