

## 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

3 Salmond 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)

Range between

\$580,000

&

\$620,000

### Median sale price

Median price

\$595,000

Property Type

House

Suburb

Deer Park

Period - From

31/05/2020

to

30/05/2021

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	56 Welwyn Pde DEER PARK 3023	\$600,000	12/02/2021
2	8 Stevenston St DEER PARK 3023	\$580,000	02/12/2020
3	6 Salmond St DEER PARK 3023	\$670,000	30/11/2020

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:

31/05/2021 15:05

3 Salmond Street, Deer Park Vic 3023



Property Type:  
Agent Comments

Indicative Selling Price  
\$580,000 - \$620,000  
Median House Price  
31/05/2020 - 30/05/2021: \$595,000

## Comparable Properties



56 Welwyn Pde DEER PARK 3023 (REI)

Agent Comments



Price: \$600,000  
Method: Private Sale  
Date: 12/02/2021  
Property Type: House

8 Stevenston St DEER PARK 3023 (VG)

Agent Comments



Price: \$580,000  
Method: Sale  
Date: 02/12/2020  
Property Type: House (Res)  
Land Size: 583 sqm approx

6 Salmond St DEER PARK 3023 (VG)

Agent Comments



Price: \$670,000  
Method: Sale  
Date: 30/11/2020  
Property Type: House (Res)  
Land Size: 734 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.