

## 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 LEWIN STREET 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2023

to

29 Feb 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

8 HOGAN STREET DEER PARK VIC 3023	\$648,000	18-Jan-24
5 MEAGER STREET DEER PARK VIC 3023	\$635,000	30-Nov-23
16 ALLANDALE DRIVE DEER PARK VIC 3023	\$620,000	05-Feb-24

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.~~

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**8 HOGAN STREET DEER PARK VIC 3023**

Sold Price

<sup>RS</sup>

**\$648,000**

Sold Date

**18-Jan-24**



3



1



4

Distance

**0.72km**



**5 MEAGER STREET DEER PARK VIC 3023**

Sold Price

**\$635,000**

Sold Date

**30-Nov-23**



4



3



2

Distance

**0.87km**



**16 ALLANDALE DRIVE DEER PARK VIC 3023**

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**05-Feb-24**



3



1



2

Distance

**1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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