

## 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

2/9 Orama 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,750

Property type

House

Suburb

Deer Park

Period-from

01 Nov 2020

to

31 Oct 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

1/37 Dumfries Street Deer Park VIC 3023	\$495,000	13-Aug-21
1/2 Doherty Street Deer Park VIC 3023	\$510,000	30-Oct-21
2/67 Welwyn Parade Deer Park VIC 3023	\$510,000	12-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: 05 November 2021



**1/37 Dumfries Street Deer Park VIC 3023**

Sold Price

**\$495,000**

Sold Date

**13-Aug-21**

2

1

2

Distance

**0.95km**



**1/2 Doherty Street Deer Park VIC 3023**

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**30-Oct-21**

3

1

1

Distance

**0.32km**



**2/67 Welwyn Parade Deer Park VIC 3023**

Sold Price

**\$510,000**

Sold Date

**12-Jul-21**

3

2

1

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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