

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

9 Odell Close Deer Park VIC 3023

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Deer Park

Period-from

01 Nov 2019

to

31 Oct 2020

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

6 Ravenslea Crescent Deer Park VIC 3023	\$515,000	05-Apr-20
11 Ravenslea Crescent Deer Park VIC 3023	\$565,000	06-Jul-20
5 Ravenslea Crescent Deer Park VIC 3023	\$528,000	17-Jun-20

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 2020



6 Ravenslea Crescent Deer Park VIC 3023

Sold Price \$515,000 Sold Date 05-Apr-20

 3  1  2

Distance **0.04km**



11 Ravenslea Crescent Deer Park VIC 3023

Sold Price

\$565,000 Sold Date 06-Jul-20

 3  1  3

Distance **0.07km**



5 Ravenslea Crescent Deer Park VIC 3023

Sold Price \$528,000 Sold Date 17-Jun-20

 3  1  2

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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