

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 SLOUGH STREET 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2023

to

30 Sep 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

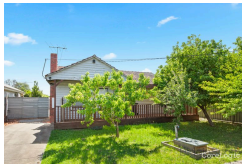
Date of sale

6 HUDDERSFIELD ROAD DEER PARK VIC 3023	\$620,000	02-Sep-24
33 HUDDERSFIELD ROAD DEER PARK VIC 3023	\$675,500	30-Sep-24
5 EARLSFIELD COURT DEER PARK VIC 3023	\$640,000	15-May-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.~~

This Statement of Information was prepared on: 29 October 2024



6 HUDDERSFIELD ROAD DEER PARK VIC 3023

3 1 1

Sold Price **\$620,000** Sold Date **02-Sep-24**

Distance **0.33km**



33 HUDDERSFIELD ROAD DEER PARK VIC 3023

3 1 2

Sold Price ^{RS} **\$675,500** Sold Date **30-Sep-24**

Distance **0.6km**



5 EARLSFIELD COURT DEER PARK VIC 3023

4 2 1

Sold Price **\$640,000** Sold Date **15-May-24**

Distance **0.77km**



63 BILLINGHAM ROAD DEER PARK VIC 3023

3 1 -

Sold Price **\$650,000** Sold Date **29-Apr-24**

Distance **0.79km**



23 POOLE STREET DEER PARK VIC 3023

3 1 1

Sold Price **\$680,000** Sold Date **16-Jul-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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