

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

23 Ashgrove Drive 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

\$555,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Deer Park

Period-from

01 Jul 2019

to

30 Jun 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

11 Ryan Close Deer Park VIC 3023	\$585,000	29-Feb-20
11 Ashgrove Drive Deer Park VIC 3023	\$606,000	12-Feb-20
20 Duncombe Park Way Deer Park VIC 3023	\$584,000	19-Mar-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: 22 July 2020



11 Ryan Close Deer Park VIC 3023 Sold Price \$585,000 Sold Date 29-Feb-20

3 2 1

Distance 0.07km



11 Ashgrove Drive Deer Park VIC 3023 Sold Price \$606,000 Sold Date 12-Feb-20

3 2 2

Distance 0.08km



20 Duncombe Park Way Deer Park VIC 3023 Sold Price \$584,000 Sold Date 19-Mar-20

3 2 2

Distance 0.35km

RS = Recent sale UN = Undisclosed Sale

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