

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

3 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Deer Park

Period-from

01 Jul 2020

to

30 Jun 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

2 Davitt Drive Deer Park VIC 3023	\$585,111	02-Jul-21
3 Wandsworth Avenue Deer Park VIC 3023	\$577,000	29-Mar-21
70 Chester Crescent Deer Park VIC 3023	\$583,500	24-Apr-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: 30 July 2021



2 Davitt Drive Deer Park VIC 3023

Sold Price

^{RS} **\$585,111**

Sold Date

02-Jul-21



3



1



1

Distance

0.2km



3 Wandsworth Avenue Deer Park VIC 3023

Sold Price

^{RS} **\$577,000**

Sold Date

29-Mar-21



3



1



2

Distance

0.5km



70 Chester Crescent Deer Park VIC 3023

Sold Price

\$583,500

Sold Date

24-Apr-21



3



1



1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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