

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 Oconnor Road 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

\$679,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

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

5 Clairview Road Deer Park VIC 3023	\$680,000	21-Jun-21
2 Hogan Street Deer Park VIC 3023	\$700,000	28-Jul-21
36 Hemsley Drive Deer Park VIC 3023	\$705,000	07-Oct-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: 24 November 2021



5 Clairview Road Deer Park VIC
3023

Sold Price

\$680,000

Sold Date

21-Jun-21

 4 2 2

Distance

0.42km



2 Hogan Street Deer Park VIC 3023

Sold Price

\$700,000

Sold Date

28-Jul-21

 4  2  2

Distance

0.7km



36 Hemsley Drive Deer Park VIC
3023

Sold Price

RS \$705,000

Sold Date

07-Oct-21

 4 2 2

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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