

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 MAWSON AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Deer Park

Period-from

01 Apr 2021

to

31 Mar 2022

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

3 SOAME STREET DEER PARK VIC 3023	\$636,000	27-Jan-22
37 MAWSON AVENUE DEER PARK VIC 3023	\$630,000	07-Dec-21
120 TAMAR DRIVE DEER PARK VIC 3023	\$633,500	12-Mar-22

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: 12 April 2022



3 SOAME STREET DEER PARK VIC 3023

3 1 2

Sold Price

\$636,000

Sold Date

27-Jan-22

Distance

0.1km



37 MAWSON AVENUE DEER PARK VIC 3023

3 1 3

Sold Price

\$630,000

Sold Date

07-Dec-21

Distance

0.3km



120 TAMAR DRIVE DEER PARK VIC 3023

3 1 2

Sold Price

^{RS} **\$633,500**

Sold Date

12-Mar-22

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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