

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

13 THROSBY CRESCENT 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2022

to

30 Sep 2023

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

16 LITTLE STREET DEER PARK VIC 3023	\$550,500	01-Jul-23
14 SOAME STREET DEER PARK VIC 3023	\$590,000	02-Oct-23
25 HOVELL STREET DEER PARK VIC 3023	\$590,000	04-Jul-23

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: 11 October 2023



16 LITTLE STREET DEER PARK VIC 3023

Sold Price

\$550,500

Sold Date

01-Jul-23

3

1

2

Distance

0.23km



14 SOAME STREET DEER PARK VIC 3023

Sold Price

^{RS} **\$590,000**

Sold Date

02-Oct-23

3

1

2

Distance

0.28km



25 HOVELL STREET DEER PARK VIC 3023

Sold Price

\$590,000

Sold Date

04-Jul-23

3

1

2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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