

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

2 Penhurst Place 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2019

to

30 Sep 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

4 Corey Close Deer Park VIC 3023	\$592,500	06-Jul-20
21 Old Course Crescent Deer Park VIC 3023	\$601,000	13-Jun-20
65 Jonah Parade Deer Park VIC 3023	\$590,000	22-Apr-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: 21 October 2020



4 Corey Close Deer Park VIC 3023

Sold Price

^{RS} **\$592,500** ^{UN}

Sold Date

06-Jul-20



3



2



4

Distance

0.48km



21 Old Course Crescent Deer Park VIC 3023

Sold Price

\$601,000

Sold Date

13-Jun-20



3



2



2

Distance

0.8km



65 Jonah Parade Deer Park VIC 3023

Sold Price

\$590,000

Sold Date

22-Apr-20



4



2



2

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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