

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

11 Howard Place, Deer Park Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$649,000

Median sale price

Median price \$622,500

Property Type House

Suburb Deer Park

Period - From 01/07/2021

to 30/09/2021

Source REIV

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 six 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
1	59 Jonah Pde DEER PARK 3023	\$623,000	30/06/2021
2	21 Edmondshaw Dr DEER PARK 3023	\$615,000	14/10/2021
3	11 Duncombe Park Way DEER PARK 3023	\$600,000	30/07/2021

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 six months.~~

This Statement of Information was prepared on:

28/10/2021 09:08



3 2 1

Property Type: Land

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median House Price

September quarter 2021: \$622,500

Comparable Properties

59 Jonah Pde DEER PARK 3023 (VG)

Agent Comments

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Price: \$623,000

Method: Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 336 sqm approx



21 Edmondshaw Dr DEER PARK 3023 (REI)

Agent Comments

3 2 2

Price: \$615,000

Method: Private Sale

Date: 14/10/2021

Property Type: House

Land Size: 350 sqm approx

11 Duncombe Park Way DEER PARK 3023 (VG)

Agent Comments

3 - -

Price: \$600,000

Method: Sale

Date: 30/07/2021

Property Type: House (Res)

Land Size: 330 sqm approx