

## 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

76 Duncombe Park Way Deer Park VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2020

to

30 Sep 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

3 Stapehill Court Deer Park VIC 3023	\$655,000	17-Jun-21
88 Hatchlands Drive Deer Park VIC 3023	\$668,000	25-May-21
5 Clairview Road Deer Park VIC 3023	\$680,000	21-Jun-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: 07 October 2021



## 3 Stapehill Court Deer Park VIC 3023

4 2 2

Sold Price **\$655,000** Sold Date **17-Jun-21**

Distance **0.04km**



## 88 Hatchlands Drive Deer Park VIC 3023

4 2 2

Sold Price **\$668,000** Sold Date **25-May-21**

Distance **0.23km**



## 5 Clairview Road Deer Park VIC 3023

4 2 2

Sold Price **\$680,000** Sold Date **21-Jun-21**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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