

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 RABY 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

&

\$630,000

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 CRAGSIDE PLACE DEER PARK VIC 3023	\$620,000	29-Oct-21
80 HATCHLANDS DRIVE DEER PARK VIC 3023	\$602,000	29-Nov-21
69 HATCHLANDS DRIVE DEER PARK VIC 3023	\$652,000	29-Oct-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: 23 April 2022



3 CRAGSIDE PLACE DEER PARK VIC 3023

3 2 1

Sold Price **\$620,000** Sold Date **29-Oct-21**

Distance **0.11km**



80 HATCHLANDS DRIVE DEER PARK VIC 3023

3 2 1

Sold Price **\$602,000** Sold Date **29-Nov-21**

Distance **0.2km**



69 HATCHLANDS DRIVE DEER PARK VIC 3023

3 2 1

Sold Price **\$652,000** Sold Date **29-Oct-21**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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