

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

1/5 KYNOCH STREET 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,250

Property type

Unit

Suburb

Deer Park

Period-from

01 May 2024

to

30 Apr 2025

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

62 HOGAN STREET DEER PARK VIC 3023

\$610,000

22-Feb-25

1 EGAN STREET DEER PARK VIC 3023

\$596,000

24-Apr-25

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: 06 May 2025

Sandeep Kathpalia

M 0423425410

E sandeep@obre.com.au

**62 HOGAN STREET DEER PARK
VIC 3023** 3  2  1

Sold Price

\$610,000

Sold Date

22-Feb-25

Distance

0.58km**1 EGAN STREET DEER PARK VIC
3023** 3  1  1

Sold Price

^{RS} **\$596,000**

Sold Date

24-Apr-25

Distance

1.01km**RS** = Recent sale**UN** = Undisclosed Sale

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