

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

48 EDMONDSHAW DRIVE 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Deer Park

Period-from

01 Dec 2022

to

30 Nov 2023

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

13 BENTLEY DRIVE DEER PARK VIC 3023	\$775,000	26-Nov-23
45 PIONEER DRIVE DEER PARK VIC 3023	\$737,500	02-Oct-23
4 LLOYD STREET DEER PARK VIC 3023	\$740,000	12-Sep-23

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: 01 December 2023



13 BENTLEY DRIVE DEER PARK VIC 3023

Sold Price ^{RS} **\$775,000** Sold Date **26-Nov-23**

 3  2  2

Distance **0.23km**



45 PIONEER DRIVE DEER PARK VIC 3023

Sold Price **\$737,500** Sold Date **02-Oct-23**

 3  2  2

Distance **0.42km**



4 LLOYD STREET DEER PARK VIC 3023

Sold Price **\$740,000** Sold Date **12-Sep-23**

 3  1  4

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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