

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

1/14 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Other

Suburb

Deer Park

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/12 SALMOND STREET DEER PARK VIC 3023	\$503,000	01-Nov-23
1A IRVINE STREET DEER PARK VIC 3023	\$530,000	04-Dec-23
2/9 ORAMA STREET DEER PARK VIC 3023	\$505,000	06-Dec-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: 14 March 2024



1/12 SALMOND STREET DEER PARK VIC 3023 Sold Price

\$503,000 Sold Date **01-Nov-23**

3 1 1

Distance **0.31km**



1A IRVINE STREET DEER PARK VIC 3023 Sold Price

^{RS} **\$530,000** Sold Date **04-Dec-23**

3 1 1

Distance **0.18km**



2/9 ORAMA STREET DEER PARK VIC 3023 Sold Price

\$505,000 Sold Date **06-Dec-23**

2 1 5

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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