

## 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

2/12 SALMOND STREET 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Other

Suburb

Deer Park

Period-from

01 Nov 2022

to

31 Oct 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

6/22 IRVINE STREET DEER PARK VIC 3023	\$475,000	01-Nov-23
3/8 KYNOCH STREET DEER PARK VIC 3023	\$475,000	25-Nov-23
2/22 IRVINE STREET DEER PARK VIC 3023	\$490,000	08-Jul-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: 29 November 2023



**6/22 IRVINE STREET DEER PARK  
VIC 3023**

2 1 1

Sold Price

<sup>RS</sup> **\$475,000**

Sold Date **01-Nov-23**

Distance **0.36km**



**3/8 KYNOCH STREET DEER PARK  
VIC 3023**

2 1 1

Sold Price

Sold Date **25-Nov-23**

Distance **0.39km**



**2/22 IRVINE STREET DEER PARK  
VIC 3023**

2 1 1

Sold Price

**\$490,000**

Sold Date **08-Jul-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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