

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 DENMANS MEWS 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2023

to

30 Apr 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

| | | |
|-------------------------------------|-----------|-----------|
| 13 PIONEER DRIVE DEER PARK VIC 3023 | \$770,000 | 23-May-24 |
| 16 ELIZA STREET DERRIMUT VIC 3026 | \$755,000 | 25-Mar-24 |
| 10 TAUNTON GROVE DERRIMUT VIC 3026 | \$768,900 | 16-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: 31 May 2024

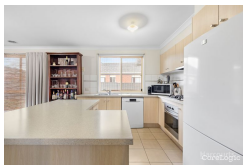


OBrien Real Estate

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13 PIONEER DRIVE DEER PARK VIC 3023 Sold Price

^{RS} **\$770,000** Sold Date **23-May-24**

4 2 2

Distance **0.43km**

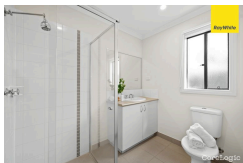


16 ELIZA STREET DERRIMUT VIC 3026 Sold Price

^{RS} **\$755,000** Sold Date **25-Mar-24**

3 2 2

Distance **1.05km**



10 TAUNTON GROVE DERRIMUT VIC 3026 Sold Price

\$768,900 Sold Date **16-Dec-23**

4 2 2

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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