

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 SALMOND STREET, DEER PARK, VIC 🕮 3 🕒 1 😂 1







Indicative Selling Price

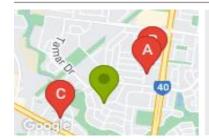
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$570,000 to \$620,000

Provided by: Cameron Parker, Ian Reid Vendor Advocactes

MEDIAN SALE PRICE



DEER PARK, VIC, 3023

Suburb Median Sale Price (House)

\$660,000

01 April 2023 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16 LITTLE ST, DEER PARK, VIC 3023







Sale Price

\$550,500

Sale Date: 01/07/2023

Distance from Property: 697m















***\$590,000**

Sale Date: 02/10/2023

Distance from Property: 846m





12 RAVENSLEA CRES, DEER PARK, VIC 3023









Sale Price

\$605.000

Sale Date: 29/08/2023

Distance from Property: 603m



Statement of Information

Single residential property located in the Melbourne metropolitan area

included in the comple	tructions in this box do not form part of this Statement of Information and are not required to be eted Statement of Information for the property being offered for sale. Jumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Statement
Property offered t	or sale
Address Including suburb and postcode	28 SALMOND STREET, DEER PARK, VIC 3023
Indicative selling	price

Median sale price

Median price	\$660,000	Property type	House	Suburb	DEER PARK
Period	01 April 2023 to 30 September 2023		Source	pricefinder	

Comparable property sales

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$570,000 to \$620,000

These are the three properties sold within two kilometres of the property for sale in the last six 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
16 LITTLE ST, DEER PARK, VIC 3023	\$550,500	01/07/2023
14 SOAME ST, DEER PARK, VIC 3023	*\$590,000	02/10/2023
12 RAVENSLEA CRES, DEER PARK, VIC 3023	\$605,000	29/08/2023

This Statement of Information was prepared on: 20/10/2023

20/10/2023

