

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 SALMOND STREET, DEER PARK, VIC



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 Advocates

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



14 SOAME ST, DEER PARK, VIC 3023



Sale Price

***\$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



This report has been compiled on 20/10/2023 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

28 SALMOND STREET, DEER PARK, VIC 3023

Indicative selling price

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

Median sale price

Median price

\$660,000

Property type

House

Suburb

DEER PARK

Period

01 April 2023 to 30 September 2023

Source



Comparable property sales

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