

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

4 ROXY 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

House

Suburb

Deer Park

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 46 LEE STREET DEER PARK VIC 3023 | \$737,000 | 13-Mar-24 |
| 13 BENTLEY DRIVE DEER PARK VIC 3023 | \$775,000 | 25-Nov-23 |
| 103 CHISHOLM DRIVE CAROLINE SPRINGS VIC 3023 | \$790,000 | 12-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: 11 April 2024



46 LEE STREET DEER PARK VIC 3023

 3  2  2

Sold Price

^{RS} **\$737,000**

Sold Date **13-Mar-24**

Distance **0.57km**



13 BENTLEY DRIVE DEER PARK VIC 3023

 3  2  2

Sold Price

\$775,000

Sold Date **25-Nov-23**

Distance **1.74km**



103 CHISHOLM DRIVE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

\$790,000

Sold Date **12-Dec-23**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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