

## 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

5 AMBON AVENUE 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 25 HOVELL STREET DEER PARK VIC 3023 | \$590,000 | 04-Jul-23 |
| 14 SOAME STREET DEER PARK VIC 3023  | \$590,000 | 25-Sep-23 |
| 7 TAMAR DRIVE DEER PARK VIC 3023    | \$600,000 | 31-Oct-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: 16 November 2023



## 25 HOVELL STREET DEER PARK VIC 3023

 3  1  2

Sold Price

**\$590,000**

Sold Date

**04-Jul-23**

Distance

**0.19km**



## 14 SOAME STREET DEER PARK VIC 3023

 3  1  2

Sold Price

Sold Date

**25-Sep-23**

Distance

**0.38km**



## 7 TAMAR DRIVE DEER PARK VIC 3023

 3  1  1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**31-Oct-23**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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