

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 MEAGER STREET 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

\$650,000

&

\$700,000

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

31 HAMILTON STREET DEER PARK VIC 3023	\$660,000	24-Jun-23
49 HAMILTON STREET DEER PARK VIC 3023	\$685,000	23-Sep-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: 08 November 2023



31 HAMILTON STREET DEER PARK VIC 3023 Sold Price **\$660,000** Sold Date **24-Jun-23**

 3  1  2

Distance **0.19km**



49 HAMILTON STREET DEER PARK VIC 3023 Sold Price ^{RS} **\$685,000** Sold Date **23-Sep-23**

 3  1  2

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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