

## 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

58 EDMONDSHAW DRIVE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2023

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 90 HATCHLANDS DRIVE DEER PARK VIC 3023 | \$700,000 | 06-Apr-24 |
| 12 SHERYN STREET DERRIMUT VIC 3026     | \$691,000 | 09-May-24 |
| 38 MEAKIN WAY DEER PARK VIC 3023       | \$647,000 | 11-May-24 |

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: 06 June 2024



**90 HATCHLANDS DRIVE DEER  
PARK VIC 3023**

3 2 2

Sold Price **\$700,000** Sold Date **06-Apr-24**

Distance **0.22km**



**12 SHERYN STREET DERRIMUT VIC  
3026**

3 2 2

Sold Price <sup>RS</sup> **\$691,000** Sold Date **09-May-24**

Distance **1.17km**



**38 MEAKIN WAY DEER PARK VIC  
3023**

3 2 1

Sold Price <sup>RS</sup> **\$647,000** <sup>UN</sup> Sold Date **11-May-24**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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