

## 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

7 TAMAR 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2022

to

30 Sep 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

2 BALLINA COURT DEER PARK VIC 3023	\$625,000	27-May-23
47 TASMAN AVENUE DEER PARK VIC 3023	\$615,000	23-Aug-23
1 RUNCORN CRESCENT DEER PARK VIC 3023	\$595,000	12-Apr-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: 02 October 2023



**2 BALLINA COURT DEER PARK VIC 3023** Sold Price **\$625,000** Sold Date **27-May-23**

 3  2  2

Distance **0.43km**



**47 TASMAN AVENUE DEER PARK VIC 3023** Sold Price **\$615,000** Sold Date **23-Aug-23**

 3  1  1

Distance **0.44km**



**1 RUNCORN CRESCENT DEER PARK VIC 3023** Sold Price **\$595,000** Sold Date **12-Apr-23**

 3  1  3

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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