

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

8 HOGAN 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

\$640,000

&

\$690,000

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: 15 November 2023



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**31 HAMILTON STREET DEER PARK
VIC 3023**

Sold Price

\$660,000

Sold Date

24-Jun-23

3 1 2

Distance

0.32km



**49 HAMILTON STREET DEER PARK
VIC 3023**

Sold Price

^{RS}

\$685,000

Sold Date

23-Sep-23

3 1 2

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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