

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

1/32 KYNOCH 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2022

to

30 Apr 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

1/51 CARROLL STREET DEER PARK VIC 3023	\$518,000	22-Nov-22
38/55B OAKWOOD ROAD ALBANVALE VIC 3021	\$510,000	09-Feb-23
2/147 STATION ROAD DEER PARK VIC 3023	\$498,000	29-Nov-22

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: 17 May 2023



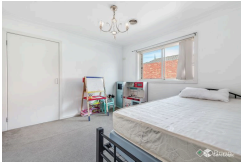
Real Estate

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1/51 CARROLL STREET DEER PARK VIC 3023 Sold Price

\$518,000 Sold Date **22-Nov-22**

3 2 2

Distance **1.05km**



38/55B OAKWOOD ROAD ALBANVALE VIC 3021 Sold Price

\$510,000 Sold Date **09-Feb-23**

3 2 2

Distance **1.67km**



2/147 STATION ROAD DEER PARK VIC 3023 Sold Price

\$498,000 Sold Date **29-Nov-22**

3 1 1

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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