

## 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

13 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,000

Property type

House

Suburb

Deer Park

Period-from

01 Apr 2023

to

31 Mar 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

36 NEWBURY STREET DEER PARK VIC 3023	676000	22-Jan-24
46 LEE STREET DEER PARK VIC 3023	737000	10-Feb-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: 13 April 2024



**36 NEWBURY STREET DEER PARK VIC 3023** Sold Price **676000** Sold Date **22-Jan-24**

3 2 1

Distance **0.95km**



**46 LEE STREET DEER PARK VIC 3023** Sold Price **737000** Sold Date **10-Feb-24**

3 2 2

Distance **1.14km**

RS = Recent sale      UN = Undisclosed Sale

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