

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

43 EDMONDSHAW DRIVE 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Deer Park

Period-from

01 Sep 2023

to

31 Aug 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

58 EDMONDSHAW DRIVE DEER PARK VIC 3023	\$680,500	25-Jun-24
65 DUNCOMBE PARK WAY DEER PARK VIC 3023	\$676,000	08-Jun-24
10 OCONNOR ROAD DEER PARK VIC 3023	\$680,000	09-Jul-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: 16 September 2024



**58 EDMONDSHAW DRIVE DEER
PARK VIC 3023**

3 2 2

Sold Price

\$680,500

Sold Date

25-Jun-24

Distance

0.06km



**65 DUNCOMBE PARK WAY DEER
PARK VIC 3023**

4 2 2

Sold Price

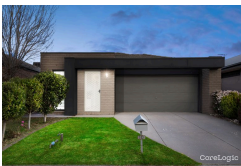
\$676,000

Sold Date

08-Jun-24

Distance

0.41km



**10 OCONNOR ROAD DEER PARK
VIC 3023**

4 2 2

Sold Price

\$680,000

Sold Date

09-Jul-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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