

## 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

24 Hemsley 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

\$990,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2018

to

30 Sep 2019

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

3 Balfron Avenue Deer Park VIC 3023	\$1,000,000	10-Sep-19
25 Heathcliff Avenue Deer Park VIC 3023	\$812,000	13-Jun-19
100 Windsor Boulevard Derrimut VIC 3026	\$787,000	23-May-19

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: 21 October 2019

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**3 Balforn Avenue Deer Park VIC 3023**

5 4 2

Sold Price

**\$1,000,000**

Sold Date

**10-Sep-19**

Distance

**0.13km**



**25 Heathcliff Avenue Deer Park VIC 3023**

4 2 2

Sold Price

**\$812,000**

Sold Date

**13-Jun-19**

Distance

**0.54km**



**100 Windsor Boulevard Derrimut VIC 3026**

4 2 2

Sold Price

**\$787,000**

Sold Date

**23-May-19**

Distance

**1.56km**

RS = Recent sale

UN = Undisclosed Sale

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