

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

31 Hemsley 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

or range
between

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Deer Park

Period-from

01 Dec 2018

to

30 Nov 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

35 Ashgrove Drive Deer Park VIC 3023	\$615,000	23-Oct-19
22 Maxwellton Circuit Derrimut VIC 3026	\$660,000	04-Nov-19
17 Tonbridge Circle Derrimut VIC 3026	\$620,000	04-Sep-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: 04 December 2019



35 Ashgrove Drive Deer Park VIC 3023

Sold Price

^{RS} **\$615,000**

Sold Date

23-Oct-19

3 2 2

Distance

0.67km

22 Maxwellton Circuit - DERRIMUT



22 Maxwellton Circuit Derrimut VIC 3026

Sold Price

^{RS} **\$660,000**

Sold Date

04-Nov-19

3 2 2

Distance

0.76km

17 Tonbridge Circle - DERRIMUT



17 Tonbridge Circle Derrimut VIC 3026

Sold Price

\$620,000

Sold Date

04-Sep-19

3 2 2

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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