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	14 ROANOKE GROVE 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	$825,000	&	$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Deer Park
Period-from	01 Dec 2021	to	30 Nov 2022	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
62 HEMSLEY DRIVE DEER PARK VIC 3023	$840,000	02-Dec-22
10 SUDLEY ROAD DERRIMUT VIC 3026	$855,000	06-Aug-22
51 LEE STREET DEER PARK VIC 3023	$835,000	27-Jun-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: 06 December 2022

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62 HEMSLEY DRIVE DEER PARK VIC 3023

3 2 2

Sold Price RS **$840,000** Sold Date **02-Dec-22**

Distance **0.73km**

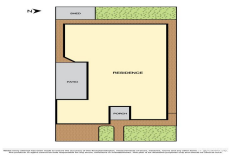


10 SUDLEY ROAD DERRIMUT VIC 3026

4 2 2

Sold Price **$855,000** Sold Date **06-Aug-22**

Distance **1.12km**



51 LEE STREET DEER PARK VIC 3023

4 2 4

Sold Price **$835,000** Sold Date **27-Jun-22**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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