

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

10 Edmondshaw Drive, Deer Park Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

 &

\$600,000

Median sale price

Median price

\$580,000

 Property Type

House

 Suburb

Deer Park

Period - From

20/01/2020

 to

19/01/2021

 Source

REIV

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 six 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
1	11 Stapehill Ct DEER PARK 3023	\$597,000	12/11/2020
2	27 Hatfield PI DEER PARK 3023	\$590,000	09/10/2020
3	23 Ashgrove Dr DEER PARK 3023	\$575,000	19/10/2020

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 six months.~~

This Statement of Information was prepared on:

20/01/2021 12:40



3 2 1

Property Type: Land
Land Size: 337 approx sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
20/01/2020 - 19/01/2021: \$580,000

Comparable Properties

11 Stapehill Ct DEER PARK 3023 (VG)

[Agent Comments](#)

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Price: \$597,000
Method: Sale
Date: 12/11/2020
Property Type: House (Res)
Land Size: 400 sqm approx

27 Hatfield Pl DEER PARK 3023 (VG)

[Agent Comments](#)

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Price: \$590,000
Method: Sale
Date: 09/10/2020
Property Type: House (Res)
Land Size: 384 sqm approx

23 Ashgrove Dr DEER PARK 3023 (VG)

[Agent Comments](#)

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Price: \$575,000
Method: Sale
Date: 19/10/2020
Property Type: House (Res)
Land Size: 368 sqm approx