Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
34 POOLE STREET DEER PARK VIC 3023						
	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	as applicable)
		or range between \$6		\$690,000		\$710,000
pplicable)						
\$650,000	Property type Ho		House	House		Deer Park
01 Feb 2024	to	to 31 Jan 2025 So		ource	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						
	pplicable) \$650,000 01 Feb 2024 sales (*Delete Aborties sold with tent's representative	pplicable) \$650,000 Prop 01 Feb 2024 to sales (*Delete A or B is exproperties sold within two-ent's representative consider.	34 POOLE STREET DEER PARK Notes to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to be most contributed by the street of the ent's representative considers to 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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: 13 February 2025



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