

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

2/42 LEWIN STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Deer Park

Period-from

01 May 2021

to

30 Apr 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

1/59 QUINN STREET DEER PARK VIC 3023	\$435,000	08-Nov-21
2/59 DUMFRIES STREET DEER PARK VIC 3023	\$440,000	29-Jan-22
2/109 STATION ROAD DEER PARK VIC 3023	\$412,350	05-Apr-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: 05 May 2022



**1/59 QUINN STREET DEER PARK
VIC 3023**

2 1 1

Sold Price

\$435,000

Sold Date

08-Nov-21

Distance

0.75km



**2/59 DUMFRIES STREET DEER
PARK VIC 3023**

2 1 1

Sold Price

\$440,000

Sold Date

29-Jan-22

Distance

1.14km



**2/109 STATION ROAD DEER PARK
VIC 3023**

2 1 2

Sold Price

^{RS} **\$412,350**

Sold Date

05-Apr-22

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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