

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

1/17 CANTERBURY 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

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

3/16 KYNOCH STREET DEER PARK VIC 3023	\$460,000	08-Dec-22
4/78 WELWYN PARADE DEER PARK VIC 3023	\$460,000	20-Aug-22
1/10 MILES STREET DEER PARK VIC 3023	\$450,000	22-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: 13 December 2022



3/16 KYNOCH STREET DEER PARK VIC 3023

Sold Price

^{RS} **\$460,000** Sold Date **08-Dec-22**

 2  1  1

Distance **0.73km**



4/78 WELWYN PARADE DEER PARK VIC 3023

Sold Price

\$460,000 Sold Date **20-Aug-22**

 2  1  1

Distance **1.15km**



1/10 MILES STREET DEER PARK VIC 3023

Sold Price

\$450,000 Sold Date **22-Jun-22**

 2  1  1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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