

## 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

58 Railway Parade Deer Park VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2021

to

31 Jan 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

12 Vincent Street Deer Park VIC 3023	\$800,000	12-Feb-22
5 Railway Parade Deer Park VIC 3023	\$1,050,000	28-Oct-21

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: 25 February 2022



### 12 Vincent Street Deer Park VIC 3023

3 1 3

Sold Price

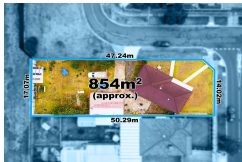
<sup>RS</sup> **\$800,000**

Sold Date

**12-Feb-22**

Distance

**0.13km**



### 5 Railway Parade Deer Park VIC 3023

3 1 2

Sold Price

**\$1,050,000**

Sold Date

**28-Oct-21**

Distance

**0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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