

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

2/9 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Deer Park

Period-from

01 May 2023

to

30 Apr 2024

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

1/42 HUDDERSFIELD ROAD DEER PARK VIC 3023	\$435,000	21-Dec-23
2/19 BAYLISS ROAD DEER PARK VIC 3023	\$430,000	31-Jan-24
3/869 BALLARAT ROAD DEER PARK VIC 3023	\$430,000	16-Dec-23

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: 23 May 2024



1/42 HUDDERSFIELD ROAD DEER PARK VIC 3023

3 1 1

Sold Price

\$435,000

Sold Date

21-Dec-23

Distance

1.18km



2/19 BAYLISS ROAD DEER PARK VIC 3023

2 1 1

Sold Price

\$430,000

Sold Date

31-Jan-24

Distance

1km



3/869 BALLARAT ROAD DEER PARK VIC 3023

2 1 1

Sold Price

Sold Date

16-Dec-23

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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