

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

4 BURBERRY LANE 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

\$595,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

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 BURBERRY LANE DEER PARK VIC 3023	\$650,000	30-Apr-24
42 PIONEER DRIVE DEER PARK VIC 3023	\$630,000	28-Feb-24
38 MEAKIN WAY DEER PARK VIC 3023	\$647,000	11-May-24

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: 30 May 2024



1 BURBERRY LANE DEER PARK VIC 3023

Sold Price

^{RS} **\$650,000** Sold Date **30-Apr-24**

4 2 2

Distance **0.03km**



42 PIONEER DRIVE DEER PARK VIC 3023

Sold Price

\$630,000 Sold Date **28-Feb-24**

3 2 1

Distance **0.87km**



38 MEAKIN WAY DEER PARK VIC 3023

Sold Price

^{RS} **\$647,000** ^{UN} Sold Date **11-May-24**

3 2 1

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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