

## 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 Montasell Avenue 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

\$585,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,500

Property type

House

Suburb

Deer Park

Period-from

01 May 2020

to

30 Apr 2021

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 27 Meager Street Deer Park VIC 3023   | \$631,000 | 19-Apr-21 |
| 12 Wakool Avenue Deer Park VIC 3023   | \$600,000 | 18-Jan-21 |
| 27 Allandale Drive Deer Park VIC 3023 | \$585,000 | 09-Dec-20 |

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: 29 May 2021



## 27 Meager Street Deer Park VIC 3023

3 1 3

Sold Price

<sup>RS</sup> \$631,000

Sold Date

19-Apr-21

Distance

0.8km



## 12 Wakool Avenue Deer Park VIC 3023

3 1 1

Sold Price

\$600,000

Sold Date

18-Jan-21

Distance

1.03km



## 27 Allandale Drive Deer Park VIC 3023

3 1 2

Sold Price

\$585,000

Sold Date

09-Dec-20

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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