

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

40 Tulloch 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,944

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2020

to

31 Jan 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
45 Tulloch Street Deer Park VIC 3023	\$650,000	11-Dec-20
47 Tulloch Street Deer Park VIC 3023	\$600,000	26-Aug-20
26 Christie Street Deer Park VIC 3023	\$623,000	18-Jun-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.

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45 Tulloch Street Deer Park VIC Sold Price ^{RS} \$650,000 Sold Date 11-Dec-20
3023
4 2 5 Distance 0.07km



47 Tulloch Street Deer Park VIC Sold Price \$600,000 Sold Date 26-Aug-20
3023
4 2 2 Distance 0.09km



26 Christie Street Deer Park VIC Sold Price \$623,000 Sold Date 18-Jun-20
3023
3 3 2 Distance 0.13km

RS = Recent sale

UN = Undisclosed Sale

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