

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

2/109 STATION ROAD 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

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Mar 2021

to

28 Feb 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

2/16 MONTASELL AVENUE DEER PARK VIC 3023	\$420,000	01-Mar-22
1/59 QUINN STREET DEER PARK VIC 3023	\$435,000	08-Nov-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: 21 March 2022



2/16 MONTASELL AVENUE DEER PARK VIC 3023

2 1 2

Sold Price

^{RS} \$420,000

Sold Date

01-Mar-22

Distance

0.21km



1/59 QUINN STREET DEER PARK VIC 3023

2 1 1

Sold Price

\$435,000

Sold Date

08-Nov-21

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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