

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

1/59 Quinn 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

\$399,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Oct 2020

to

30 Sep 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

1/37 Dumfries Street Deer Park VIC 3023	\$495,000	13-Aug-21
2/74 Station Road Deer Park VIC 3023	\$475,000	31-Mar-21
1A Welton Court Deer Park VIC 3023	\$455,000	18-Apr-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: 26 October 2021



1/37 Dumfries Street Deer Park VIC 3023

Sold Price

\$495,000

Sold Date

13-Aug-21

2

1

2

Distance

1.26km



2/74 Station Road Deer Park VIC 3023

Sold Price

\$475,000

Sold Date

31-Mar-21

2

1

1

Distance

0.97km



1A Welton Court Deer Park VIC 3023

Sold Price

\$455,000

Sold Date

18-Apr-21

2

1

1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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