

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

3/21 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Deer Park

Period-from

01 Sep 2023

to

31 Aug 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

1/21 TULLOCH STREET DEER PARK VIC 3023	\$550,000	26-Apr-24
1/10 BLACKLEY COURT DEER PARK VIC 3023	\$630,000	21-Apr-24
1/853 BALLARAT ROAD DEER PARK VIC 3023	\$647,500	18-Jul-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: 24 September 2024



1/21 TULLOCH STREET DEER PARK VIC 3023

Sold Price

\$550,000

Sold Date

26-Apr-24

2

2

1

Distance

0.03km



1/10 BLACKLEY COURT DEER PARK VIC 3023

Sold Price

\$630,000

Sold Date

21-Apr-24

3

2

2

Distance

1.33km



1/853 BALLARAT ROAD DEER PARK VIC 3023

Sold Price

^{RS} **\$647,500**

Sold Date

18-Jul-24

3

3

2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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