

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

1/15 PARKFIELD COURT 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

\$459,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Jan 2024

to

31 Dec 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

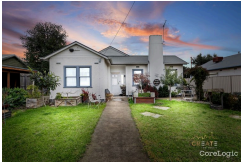
Date of sale

1/22 HYDE STREET DEER PARK VIC 3023	\$488,250	12-Sep-24
1/869 BALLARAT ROAD DEER PARK VIC 3023	\$465,000	15-Sep-24
1/147 STATION ROAD DEER PARK VIC 3023	\$485,000	15-Jan-25

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: 28 January 2025



1/22 HYDE STREET DEER PARK VIC 3023 Sold Price

\$488,250 Sold Date **12-Sep-24**

2 1 1

Distance **1.75km**



1/869 BALLARAT ROAD DEER PARK VIC 3023 Sold Price

\$465,000 Sold Date **15-Sep-24**

2 1 1

Distance **1.51km**



1/147 STATION ROAD DEER PARK VIC 3023 Sold Price

^{RS} **\$485,000** Sold Date **15-Jan-25**

3 1 1

Distance **2.7km**

RS = Recent sale

UN = Undisclosed Sale

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