

## 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

8 Edward Street Deer Park VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2020

to

28 Feb 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2 Wakool Avenue Deer Park VIC 3023 | \$650,000 | 19-Mar-21 |
| 54 Poole Street Deer Park VIC 3023 | \$677,000 | 18-Feb-20 |
| 33 Quinn Street Deer Park VIC 3023 | \$651,000 | 18-Jan-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: 30 March 2021



**2 Wakool Avenue Deer Park VIC 3023**

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**19-Mar-21**

3

1

2

Distance

**0.13km**



**54 Poole Street Deer Park VIC 3023**

Sold Price

**\$677,000**

Sold Date

**18-Feb-20**

3

1

1

Distance

**0.21km**



**33 Quinn Street Deer Park VIC 3023**

Sold Price

**\$651,000**

Sold Date

**18-Jan-21**

3

1

3

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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