

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

1/11 Throsby Crescent 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Other

Suburb

Deer Park

Period-from

01 Dec 2020

to

30 Nov 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
1/100 Neale Road Deer Park VIC 3023	\$485,000	13-Nov-21
1/7 Stevenston Street Deer Park VIC 3023	\$492,000	19-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: 18 December 2021



1/37 Dumfries Street Deer Park VIC 3023

Sold Price

\$495,000

Sold Date

13-Aug-21

2

1

2

Distance

0.59km



1/100 Neale Road Deer Park VIC 3023

Sold Price

^{RS} **\$485,000**

Sold Date

13-Nov-21

2

1

1

Distance

0.78km



1/7 Stevenston Street Deer Park VIC 3023

Sold Price

^{RS} **\$492,000**

Sold Date

19-Nov-21

2

1

1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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