

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

1/16 KYNOCH 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Nov 2023

to

31 Oct 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

1/853 BALLARAT ROAD DEER PARK VIC 3023	\$647,500	18-Jul-24
2/70 CARROLL STREET DEER PARK VIC 3023	\$571,000	15-Aug-24
17 STATION ROAD DEER PARK VIC 3023	\$590,000	28-May-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: 08 November 2024



**1/853 BALLARAT ROAD DEER
PARK VIC 3023**

3 3 2

Sold Price

^{RS}

\$647,500

Sold Date

18-Jul-24

Distance

0.6km



**2/70 CARROLL STREET DEER
PARK VIC 3023**

3 2 1

Sold Price

\$571,000

Sold Date

15-Aug-24

Distance

0.86km



**17 STATION ROAD DEER PARK VIC
3023**

3 1 2

Sold Price

\$590,000

Sold Date

28-May-24

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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