

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

4 PALM 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Deer Park

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/1 CARROLL STREET DEER PARK VIC 3023	\$685,000	11-Aug-23
1/12 PARKWOOD COURT DEER PARK VIC 3023	\$660,000	19-May-23
38C MILLBANK DRIVE DEER PARK VIC 3023	\$635,000	01-Mar-23

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: 29 August 2023



1/1 CARROLL STREET DEER PARK VIC 3023

Sold Price

^{RS} \$685,000

Sold Date

11-Aug-23



3



2



3

Distance

0.09km



1/12 PARKWOOD COURT DEER PARK VIC 3023

Sold Price

\$660,000

Sold Date

19-May-23



4



2



2

Distance

0.66km



38C MILLBANK DRIVE DEER PARK VIC 3023

Sold Price

\$635,000

Sold Date

01-Mar-23



3



2



1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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