

## 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

2/64 RAILWAY PARADE 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

\$425,000

or range  
between

&

### 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

3/64 RAILWAY PARADE DEER PARK VIC 3023	\$435,000	17-Aug-24
2/5 WOOD STREET DEER PARK VIC 3023	\$420,000	21-Aug-24
2/109 STATION ROAD DEER PARK VIC 3023	\$442,000	01-Aug-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: 12 November 2024



## 3/64 RAILWAY PARADE DEER PARK VIC 3023

2 1 1

Sold Price **\$435,000** Sold Date **17-Aug-24**

Distance **0.01km**



## 2/5 WOOD STREET DEER PARK VIC 3023

2 1 1

Sold Price <sup>RS</sup> **\$420,000** <sup>UN</sup> Sold Date **21-Aug-24**

Distance **0.39km**



## 2/109 STATION ROAD DEER PARK VIC 3023

2 1 1

Sold Price **\$442,000** Sold Date **01-Aug-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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