

## 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

1/36 LAMING ROAD 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$493,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Feb 2022

to

31 Jan 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/36 LAMING ROAD DEER PARK VIC 3023  | \$450,000 | 28-Oct-22 |
| 10A MURPHY STREET DEER PARK VIC 3023 | \$580,000 | 03-Nov-22 |
| 30 LAMING ROAD DEER PARK VIC 3023    | \$626,000 | 20-Sep-22 |

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: 15 February 2023



**2/36 LAMING ROAD DEER PARK  
VIC 3023**

3 1 2

Sold Price

**\$450,000**

Sold Date

**28-Oct-22**

Distance

**0.01km**



**10A MURPHY STREET DEER PARK  
VIC 3023**

4 2 2

Sold Price

**\$580,000**

Sold Date

**03-Nov-22**

Distance

**0.03km**



**30 LAMING ROAD DEER PARK VIC  
3023**

3 1 2

Sold Price

**\$626,000**

Sold Date

**20-Sep-22**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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