

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

1/19 CANTERBURY 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Jun 2022

to

31 May 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

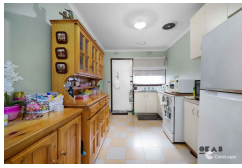
Date of sale

1/17 CANTERBURY STREET DEER PARK VIC 3023	\$380,000	11-Jan-23
2/34 HOGAN STREET DEER PARK VIC 3023	\$465,000	11-Mar-23
4/71 LEWIN STREET DEER PARK VIC 3023	\$410,000	03-May-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: 17 June 2023


1/17 CANTERBURY STREET DEER PARK VIC 3023

Sold Price

\$380,000

Sold Date

11-Jan-23

2

1

1

Distance

0.01km

2/34 HOGAN STREET DEER PARK VIC 3023

Sold Price

\$465,000

Sold Date

11-Mar-23

2

1

1

Distance

0.59km

4/71 LEWIN STREET DEER PARK VIC 3023

Sold Price

^{RS} **\$410,000**

Sold Date

03-May-23

2

1

1

Distance

1.51km
RS = Recent sale

UN = Undisclosed Sale

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