

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

2/109 STATION ROAD 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,750

Property type

Unit

Suburb

Deer Park

Period-from

01 Jul 2023

to

30 Jun 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

2/22 WELWYN PARADE DEER PARK VIC 3023	\$460,000	24-Apr-24
1/72 LAKE BOGA AVENUE DEER PARK VIC 3023	\$508,000	10-Jul-24
2/11 JOULES COURT DEER PARK VIC 3023	\$430,000	28-Feb-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: 22 July 2024



2/22 WELWYN PARADE DEER PARK VIC 3023

2 1 1

Sold Price **\$460,000** Sold Date **24-Apr-24**

Distance **0.45km**



1/72 LAKE BOGA AVENUE DEER PARK VIC 3023

2 1 1

Sold Price ^{RS} **\$508,000** Sold Date **10-Jul-24**

Distance **1.22km**



2/11 JOULES COURT DEER PARK VIC 3023

1 1 1

Sold Price **\$430,000** Sold Date **28-Feb-24**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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