

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

1/21 EGAN 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/913 BALLARAT ROAD DEER PARK VIC 3023	\$575,000	30-Sep-22
933 BALLARAT ROAD DEER PARK VIC 3023	\$532,000	11-Jul-22
1/38 CARROLL STREET DEER PARK VIC 3023	\$520,000	31-Oct-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: 17 November 2022



1/913 BALLARAT ROAD DEER PARK VIC 3023

3 1 2

Sold Price

^{RS} **\$575,000** Sold Date **30-Sep-22**

Distance **0.45km**



933 BALLARAT ROAD DEER PARK VIC 3023

3 1 1

Sold Price

\$532,000 Sold Date **11-Jul-22**

Distance **0.31km**



1/38 CARROLL STREET DEER PARK VIC 3023

3 2 2

Sold Price

^{RS} **\$520,000** Sold Date **31-Oct-22**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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