

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	12 Buckhaven Street Deer Park VIC 3023
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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	\$540,000	&	\$580,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$475,000	Property type	Unit	Suburb	Deer Park
Period-from	01 Oct 2020	to	30 Sep 2021	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
30 Buckhaven Street Deer Park VIC 3023	\$551,500	18-Mar-21
21 Buckhaven Street Deer Park VIC 3023	\$585,000	05-May-21

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: 04 October 2021



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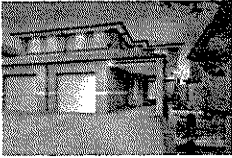


30 Buckhaven Street Deer Park VIC 3023

Sold Price \$551,500 Sold Date 18-Mar-21

3 2 2

Distance 0.04km



21 Buckhaven Street Deer Park VIC 3023

Sold Price \$585,000 Sold Date 05-May-21

3 2 2

Distance 0.05km

RS = Recent sale

UN = Undisclosed Sale

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