

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

2/78-80 LAKE BOGA AVENUE 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

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

1/72 LAKE BOGA AVENUE DEER PARK VIC 3023	\$508,000	10-Jul-24
57 LAKE BOGA AVENUE DEER PARK VIC 3023	\$530,000	28-Mar-24
3/21-23 CHRISTIE STREET DEER PARK VIC 3023	\$526,000	20-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.

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**1/72 LAKE BOGA AVENUE DEER
PARK VIC 3023**

2 1 1

Sold Price

^{RS}

\$508,000

Sold Date

10-Jul-24

Distance

0.06km



**57 LAKE BOGA AVENUE DEER
PARK VIC 3023**

3 1 1

Sold Price

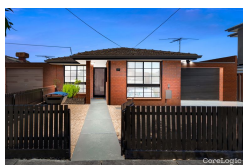
\$530,000

Sold Date

28-Mar-24

Distance

0.07km



**3/21-23 CHRISTIE STREET DEER
PARK VIC 3023**

2 1 1

Sold Price

\$526,000

Sold Date

20-Feb-24

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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