

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

1/42 HUDDERSFIELD 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

\$490,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Dec 2022

to

30 Nov 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

1/36 LAMING ROAD DEER PARK VIC 3023	\$437,000	08-Jul-23
1/56 CHESTER CRESCENT DEER PARK VIC 3023	\$470,000	22-Jun-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: 20 December 2023



**1/36 LAMING ROAD DEER PARK
VIC 3023**

3 1 2

Sold Price

\$437,000

Sold Date

08-Jul-23

Distance

0.54km



**1/56 CHESTER CRESCENT DEER
PARK VIC 3023**

3 1 1

Sold Price

\$470,000

Sold Date

22-Jun-23

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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