

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

1/60 LEILA 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

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Jan 2024

to

31 Dec 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

2/78-80 LAKE BOGA AVENUE DEER PARK VIC 3023	\$510,000	10-Aug-24
1/22 HYDE STREET DEER PARK VIC 3023	\$488,250	12-Sep-24
1/3 CARROLL STREET DEER PARK VIC 3023	\$525,000	28-Aug-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: 13 January 2025

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**2/78-80 LAKE BOGA AVENUE
DEER PARK VIC 3023**

 3  1  -

Sold Price **\$510,000** Sold Date **10-Aug-24**

Distance **0.18km**



**1/22 HYDE STREET DEER PARK VIC
3023**

 2  1  1

Sold Price **\$488,250** Sold Date **12-Sep-24**

Distance **1.3km**



**1/3 CARROLL STREET DEER PARK
VIC 3023**

 3  1  1

Sold Price **\$525,000** Sold Date **28-Aug-24**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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