

## 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 1/9 Canterbury Street Deer Park VIC 3023

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price or range between \$470,000 & \$510,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$490,000	Property type	Unit	Suburb	Deer Park
Period-from	01 Mar 2021	to	28 Feb 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
2/74 Station Road Deer Park VIC 3023	\$475,000	31-Mar-21
1/15 Tulloch Street Deer Park VIC 3023	\$480,000	03-Feb-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 March 2022



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2/74 Station Road Deer Park VIC  
3023

Sold Price

\$475,000

Sold Date

31-Mar-21



2



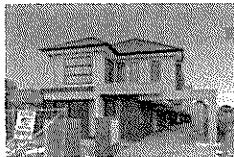
1



1

Distance

0.15km



1/15 Tulloch Street Deer Park VIC  
3023

Sold Price

\$480,000

Sold Date

03-Feb-21



2



2



1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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