

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

2/3 Deer 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Aug 2020

to

31 Jul 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

2/95 Quinn Street Deer Park VIC 3023	\$530,000	16-Aug-21
1/55 Doherty Street Deer Park VIC 3023	\$601,000	23-Jun-21
2/67 Welwyn Parade Deer Park VIC 3023	\$510,000	12-Jul-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: 31 August 2021



2/95 Quinn Street Deer Park VIC 3023

Sold Price

^{RS}

\$530,000

Sold Date

16-Aug-21

 3

 2

 1

Distance

0.29km



1/55 Doherty Street Deer Park VIC 3023

Sold Price

\$601,000

Sold Date

23-Jun-21

 3

 2

 1

Distance

0.36km



2/67 Welwyn Parade Deer Park VIC 3023

Sold Price

\$510,000

Sold Date

12-Jul-21

 3

 2

 1

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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