

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

896 Ballarat 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

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

70 Chester Crescent Deer Park VIC 3023	\$583,500	24-Apr-21
34 Christie Street Deer Park VIC 3023	\$600,000	18-Jun-21
40 Tulloch Street Deer Park VIC 3023	\$625,000	27-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: 16 August 2021



70 Chester Crescent Deer Park VIC 3023

Sold Price

\$583,500

Sold Date

24-Apr-21

3

1

1

Distance

1.38km



34 Christie Street Deer Park VIC 3023

Sold Price

\$600,000

Sold Date

18-Jun-21

3

1

1

Distance

1.14km



40 Tulloch Street Deer Park VIC 3023

Sold Price

\$625,000

Sold Date

27-Feb-21

3

1

1

Distance

1.17km



2 Davitt Drive Deer Park VIC 3023

Sold Price

\$585,111

Sold Date

29-Jun-21

3

1

1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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