

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

32 Railway Parade, Deer Park Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Deer Park

Period - From

01/10/2019

to

30/09/2020

Source

REIV

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 six 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	26 Christie St DEER PARK 3023	\$623,000	18/06/2020
2	34 Summers St DEER PARK 3023	\$555,000	13/06/2020
3	14 Bird St DEER PARK 3023	\$485,000	29/06/2020

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 six months.~~

This Statement of Information was prepared on:

25/10/2020 21:39

32 Railway Parade, Deer Park Vic 3023



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending September 2020: \$580,000

Comparable Properties



26 Christie St DEER PARK 3023 (VG)

Agent Comments



Price: \$623,000
Method: Sale
Date: 18/06/2020
Property Type: House (Res)
Land Size: 627 sqm approx

34 Summers St DEER PARK 3023 (REI/VG)

Agent Comments



Price: \$555,000
Method: Auction Sale
Date: 13/06/2020
Property Type: House (Res)
Land Size: 576 sqm approx

14 Bird St DEER PARK 3023 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 29/06/2020
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.