

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

1/10 BLACKLEY COURT 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Apr 2023

to

31 Mar 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

1/88 WELWYN PARADE DEER PARK VIC 3023	\$660,000	21-Dec-23
15 IRVINE STREET DEER PARK VIC 3023	\$622,000	16-Dec-23

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: 12 April 2024



**1/88 WELWYN PARADE DEER
PARK VIC 3023**

 4  3  1

Sold Price

\$660,000

Sold Date

21-Dec-23

Distance

0.15km



**15 IRVINE STREET DEER PARK VIC
3023**

 3  2  2

Sold Price

\$622,000

Sold Date

16-Dec-23

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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