

# 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

1/3 Lee 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Feb 2020

to

31 Jan 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
2/3 Edward Street Deer Park VIC 3023	\$546,000	06-Oct-20
4/22 Hammerwood Avenue Derrimut VIC 3026	\$540,000	29-Oct-20

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 February 2021

WE DELIVER...

**Biggin Scott**

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**2/3 Edward Street Deer Park VIC 3023**

3 2 2

**Sold Price \$546,000 Sold Date 06-Oct-20**

**Distance 0.81km**



**4/22 Hammerwood Avenue Derrimut VIC 3026**

2 2 1

**Sold Price \$540,000 Sold Date 29-Oct-20**

**Distance 2.33km**

**RS = Recent sale**

**UN = Undisclosed Sale**

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