

## 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

11 BLACKLEY COURT DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$615,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

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

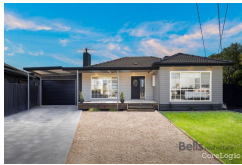
Date of sale

7 CROSSLEE COURT DEER PARK VIC 3023	\$680,000	02-Dec-23
17 RUNCORN CRESCENT DEER PARK VIC 3023	\$680,000	08-Jan-24
19 RUNCORN CRESCENT DEER PARK VIC 3023	\$685,000	29-Jan-24

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: 04 April 2024

**7 CROSSLEE COURT DEER PARK  
VIC 3023**

3 1 3

Sold Price

**\$680,000**Sold Date **02-Dec-23**

Distance

**0.1km****17 RUNCORN CRESCENT DEER  
PARK VIC 3023**

3 1 3

Sold Price

Sold Date **08-Jan-24**

Distance

**0.38km****19 RUNCORN CRESCENT DEER  
PARK VIC 3023**

3 1 2

Sold Price

**\$685,000**Sold Date **29-Jan-24**

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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