

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

1/1 CARROLL STREET 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

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Jul 2022

to

30 Jun 2023

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

1/12 PARKWOOD COURT DEER PARK VIC 3023	\$660,000	09-Jun-23
38C MILLBANK DRIVE DEER PARK VIC 3023	\$635,000	01-Mar-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: 07 July 2023



1/12 PARKWOOD COURT DEER PARK VIC 3023

 4  2  2

Sold Price

^{RS} **\$660,000** Sold Date **09-Jun-23**

Distance **0.72km**



38C MILLBANK DRIVE DEER PARK VIC 3023

 3  2  1

Sold Price

\$635,000 Sold Date **01-Mar-23**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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