

## 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

44 LEILA 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2021

to

31 May 2022

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

2/103 QUINN STREET DEER PARK VIC 3023	\$600,000	11-May-22
2/6 BLACKLEY COURT DEER PARK VIC 3023	\$595,000	04-May-22
33A DUMFRIES STREET DEER PARK VIC 3023	\$578,000	06-Feb-22

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: 24 June 2022



**2/103 QUINN STREET DEER PARK  
VIC 3023**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**11-May-22**



3



2



1

Distance

-



**2/6 BLACKLEY COURT DEER PARK  
VIC 3023**

Sold Price

<sup>RS</sup> **\$595,000**

Sold Date

**04-May-22**



3



2



2

Distance

-



**33A DUMFRIES STREET DEER  
PARK VIC 3023**

Sold Price

**\$578,000**

Sold Date

**06-Feb-22**



3



2



1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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