

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

3/21-23 CHRISTIE 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2023

to

31 Jan 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

3/8 KYNOCH STREET DEER PARK VIC 3023	\$475,000	22-Oct-23
2/44 LEWIN STREET DEER PARK VIC 3023	\$481,000	01-Dec-23
2/15 EARLSFIELD COURT DEER PARK VIC 3023	\$500,000	05-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: 02 February 2024



3/8 KYNOCH STREET DEER PARK VIC 3023

Sold Price

\$475,000

Sold Date

22-Oct-23

2

1

1

Distance

0.78km



2/44 LEWIN STREET DEER PARK VIC 3023

Sold Price

^{RS}**\$481,000**

Sold Date

01-Dec-23

2

1

3

Distance

1.38km



2/15 EARLSFIELD COURT DEER PARK VIC 3023

Sold Price

^{RS}**\$500,000** ^{UN}

Sold Date

05-Jan-24

3

1

2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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