

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

2/53 SALMOND 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Deer Park

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/13 STEVENSTON STREET DEER PARK VIC 3023	\$510,000	20-Nov-24
2/36 LAMING ROAD DEER PARK VIC 3023	\$515,000	26-Mar-25
1/22 HYDE STREET DEER PARK VIC 3023	\$488,250	12-Sep-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: 15 April 2025

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2/13 STEVENSTON STREET DEER PARK VIC 3023

Sold Price

\$510,000

Sold Date **20-Nov-24**

 2  2  1

Distance **0.07km**



2/36 LAMING ROAD DEER PARK VIC 3023

Sold Price

^{RS} **\$515,000**

Sold Date **26-Mar-25**

 3  1  1

Distance **0.42km**



1/22 HYDE STREET DEER PARK VIC 3023

Sold Price

\$488,250

Sold Date **12-Sep-24**

 2  1  1

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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