

## 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

7 MARCELLIN 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2024

to

28 Feb 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

1 CAVENDISH DRIVE DEER PARK VIC 3023	\$598,000	26-Oct-24
20 BIRD STREET DEER PARK VIC 3023	\$625,000	21-Dec-24
11 CROYDON AVENUE DEER PARK VIC 3023	\$640,000	26-Feb-25

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 March 2025



## 1 CAVENDISH DRIVE DEER PARK VIC 3023

3 1 3

Sold Price

**\$598,000**

Sold Date

**26-Oct-24**

Distance

**0.33km**



## 20 BIRD STREET DEER PARK VIC 3023

3 1 1

Sold Price

**\$625,000**

Sold Date

**21-Dec-24**

Distance

**0.44km**



## 11 CROYDON AVENUE DEER PARK VIC 3023

3 1 2

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**26-Feb-25**

Distance

**0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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