

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 MONZA COURT 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2021

to

30 Apr 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

6 SALMOND STREET DEER PARK VIC 3023	\$670,000	30-Nov-20
78 ROBINSONS ROAD DEER PARK VIC 3023	\$660,000	21-Jan-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: 13 May 2022


**6 SALMOND STREET DEER PARK
VIC 3023**
 3  1  2

Sold Price

\$670,000

Sold Date **30-Nov-20**

Distance

0.96km

**78 ROBINSONS ROAD DEER PARK
VIC 3023**
 3  2  1

Sold Price

\$660,000

Sold Date **21-Jan-22**

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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