

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

4/10 Blackley 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/28 Dumfries Street Deer Park VIC 3023	\$540,000	17-Oct-19
841 Ballarat Road Deer Park VIC 3023	\$555,000	29-Aug-19
5 Wildflower Lane Cairnlea VIC 3023	\$570,000	06-Jul-19

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: 10 December 2019



1/28 Dumfries Street Deer Park VIC 3023

 3  2  1

Sold Price

^{RS} **\$540,000**

Sold Date

17-Oct-19

Distance

0.15km



841 Ballarat Road Deer Park VIC 3023

 3  2  2

Sold Price

\$555,000

Sold Date

29-Aug-19

Distance

1km



5 Wildflower Lane Cairnlea VIC 3023

 3  2  2

Sold Price

\$570,000

Sold Date

06-Jul-19

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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