

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

1/8 WIDNES 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Mar 2021

to

28 Feb 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

1/2 SUMMERS STREET DEER PARK VIC 3023	\$550,000	03-Dec-21
1/844 BALLARAT ROAD DEER PARK VIC 3023	\$535,000	16-Mar-22
1/2 DOHERTY STREET DEER PARK VIC 3023	\$510,000	14-Oct-21

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: 18 March 2022



1/2 SUMMERS STREET DEER PARK VIC 3023

Sold Price

\$550,000

Sold Date

03-Dec-21



3



1



4

Distance

1.3km



1/844 BALLARAT ROAD DEER PARK VIC 3023

Sold Price

RS

\$535,000

Sold Date

16-Mar-22



3



1



5

Distance

0.94km



1/2 DOHERTY STREET DEER PARK VIC 3023

Sold Price

\$510,000

Sold Date

14-Oct-21



3



1



1

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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