

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

1/51 CARROLL 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Oct 2021

to

30 Sep 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

1/913 BALLARAT ROAD DEER PARK VIC 3023	\$575,000	30-Sep-22
933 BALLARAT ROAD DEER PARK VIC 3023	\$532,000	11-Jul-22
5 DOHERTY STREET DEER PARK VIC 3023	\$510,000	17-May-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: 19 October 2022



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**1/913 BALLARAT ROAD DEER
PARK VIC 3023**

3 1 2

Sold Price

^{RS}

\$575,000

Sold Date

30-Sep-22

Distance

0.18km



**933 BALLARAT ROAD DEER PARK
VIC 3023**

3 1 1

Sold Price

\$532,000

Sold Date

11-Jul-22

Distance

0.32km



**5 DOHERTY STREET DEER PARK
VIC 3023**

3 - -

Sold Price

\$510,000

Sold Date

17-May-22

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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