

## 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

3 ALLANDALE DRIVE DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

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

3 ABERCAIRN COURT DEER PARK VIC 3023	\$580,000	10-Dec-21
35 LEIGHTON CRESCENT DEER PARK VIC 3023	\$600,000	07-Nov-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: 17 March 2022



## 3 ABERCAIRN COURT DEER PARK VIC 3023

3 1 1

Sold Price

**\$580,000**

Sold Date

**10-Dec-21**

Distance

**0.53km**



## 35 LEIGHTON CRESCENT DEER PARK VIC 3023

3 1 2

Sold Price

**\$600,000**

Sold Date

**07-Nov-21**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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