

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

1/869 BALLARAT ROAD 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Deer Park

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/22 WELWYN PARADE DEER PARK VIC 3023	\$460,000	24-Apr-24
3/88 WELWYN PARADE DEER PARK VIC 3023	\$475,000	03-May-24
2/90-92 ROBINSONS ROAD DEER PARK VIC 3023	\$480,000	22-Apr-24

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: 08 August 2024



2/22 WELWYN PARADE DEER PARK VIC 3023

 2  1  1

Sold Price **\$460,000** Sold Date **24-Apr-24**

Distance **0.58km**



3/88 WELWYN PARADE DEER PARK VIC 3023

 2  2  1

Sold Price **\$475,000** Sold Date **03-May-24**

Distance **1.04km**



2/90-92 ROBINSONS ROAD DEER PARK VIC 3023

 2  -  3

Sold Price **\$480,000** Sold Date **22-Apr-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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