

## 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

60 Lake Boga Avenue 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

\$630,000

&

\$680,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Deer Park

Period-from

01 Jul 2020

to

30 Jun 2021

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

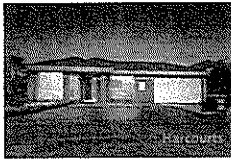
Date of sale

9 Deer Street Deer Park VIC 3023	\$651,500	29-Jun-21
28 Quinn Street Deer Park VIC 3023	\$680,000	29-Jun-21
12 Hogan Street Deer Park VIC 3023	\$677,000	26-Apr-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: 14 July 2021



9 Deer Street Deer Park VIC 3023 Sold Price <sup>RS</sup> \$651,500 Sold Date 29-Jun-21  
 3 2 2 Distance 0.26km



28 Quinn Street Deer Park VIC 3023 Sold Price <sup>RS</sup> \$680,000 Sold Date 29-Jun-21  
 3 2 2 Distance 0.54km



12 Hogan Street Deer Park VIC 3023 Sold Price \$677,000 Sold Date 26-Apr-21  
 3 1 2 Distance 0.61km

RS = Recent sale

UN = Undisclosed Sale

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