

## 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

17 Station Road 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$454,444

Property type

Unit

Suburb

Deer Park

Period-from

01 Jan 2019

to

31 Dec 2019

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 841 Ballarat Road Deer Park VIC 3023  | \$555,000 | 29-Aug-19 |
| 1/95 Quinn Street Deer Park VIC 3023  | \$510,000 | 17-Jul-19 |
| 5/22 Irvine Street Deer Park VIC 3023 | \$550,000 | 18-Nov-19 |

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: 09 January 2020



**841 Ballarat Road Deer Park VIC 3023**

 3  2  2

Sold Price **\$555,000** Sold Date **29-Aug-19**

Distance **0.75km**



**1/95 Quinn Street Deer Park VIC 3023**

 3  2  2

Sold Price **\$510,000** Sold Date **17-Jul-19**

Distance **1.23km**



**5/22 Irvine Street Deer Park VIC 3023**

 3  2  2

Sold Price **\$550,000** Sold Date **18-Nov-19**

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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