

## 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

1/4 Glencairn 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

\$435,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Oct 2019

to

30 Sep 2020

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

46 Lake Boga Avenue Deer Park VIC 3023	\$465,000	25-May-20
17 Station Road Deer Park VIC 3023	\$492,000	23-Mar-20
47 Doherty Street Deer Park VIC 3023	\$500,000	29-May-20

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: 29 October 2020






People cannot attend any Ray White site if they:

- are ill;
- have been diagnosed with COVID-19 and are awaiting medical clearance;
- have been in close contact with a confirmed case of COVID-19 in the past 14 days or arrived in Australia or New Zealand from overseas, and have not self-isolated for 14 days;
- the agent can return to Ray White sites, other 3.0 store locations and national partnerships any symptoms of the virus.




## 46 Lake Boga Avenue Deer Park VIC 3023

Sold Price **\$465,000** Sold Date **25-May-20**

 3
  2
  2




Distance **1.52km**

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## 17 Station Road Deer Park VIC 3023

Sold Price **\$492,000** Sold Date **23-Mar-20**

 3
  1
  2


Distance **0.88km**

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Connective COVID-19 awareness

**Property Inspections**


At all of our real estate sites, from our national office to our local offices, we have implemented strict measures to ensure the safety of our staff and our clients. We have implemented strict measures to ensure the safety of our staff and our clients. We have implemented strict measures to ensure the safety of our staff and our clients.



**Social Distancing**  
We have implemented strict measures to ensure the safety of our staff and our clients. We have implemented strict measures to ensure the safety of our staff and our clients.




**Face Mask**  
We have implemented strict measures to ensure the safety of our staff and our clients. We have implemented strict measures to ensure the safety of our staff and our clients.






**Temperature**  
We have implemented strict measures to ensure the safety of our staff and our clients. We have implemented strict measures to ensure the safety of our staff and our clients.

Thank you for your patience and understanding.



## 47 Doherty Street Deer Park VIC 3023

Sold Price **\$500,000** Sold Date **29-May-20**

 3
  2
  1

Distance **1.3km**

RS = Recent sale                      UN = Undisclosed Sale

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