

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

2/11 JOULES COURT 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Feb 2023

to

31 Jan 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

3/8 KYNOCH STREET DEER PARK VIC 3023	\$475,000	22-Oct-23
3/869 BALLARAT ROAD DEER PARK VIC 3023	\$430,000	16-Dec-23
1/49 LEWIN STREET DEER PARK VIC 3023	\$460,000	28-Nov-23

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: 12 February 2024



3/8 KYNOCH STREET DEER PARK VIC 3023

Sold Price

\$475,000

Sold Date

22-Oct-23

2

1

1

Distance

1.25km



3/869 BALLARAT ROAD DEER PARK VIC 3023

Sold Price

\$430,000

Sold Date

16-Dec-23

2

1

1

Distance

1.67km



1/49 LEWIN STREET DEER PARK VIC 3023

Sold Price

^{RS} **\$460,000**

Sold Date

28-Nov-23

2

1

1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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