

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

1/3 DOHERTY STREET 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Nov 2023

to

31 Oct 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

1/3 CARROLL STREET DEER PARK VIC 3023	\$525,000	19-Sep-24
44 BAYLISS ROAD DEER PARK VIC 3023	\$525,000	16-Aug-24
1/74 LAKE BOGA AVENUE DEER PARK VIC 3023	\$510,000	20-Aug-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: 12 November 2024



1/3 CARROLL STREET DEER PARK VIC 3023

Sold Price

^{RS}

\$525,000

Sold Date

19-Sep-24

3

1

1

Distance

0.09km



44 BAYLISS ROAD DEER PARK VIC 3023

Sold Price

Sold Date

16-Aug-24

3

1

1

Distance

0.42km



1/74 LAKE BOGA AVENUE DEER PARK VIC 3023

Sold Price

^{RS}

\$510,000

Sold Date

20-Aug-24

3

1

1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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