

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

3 PARKVIEW 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

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Land

Suburb

Deer Park

Period-from

01 Dec 2022

to

30 Nov 2023

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

2 PARKVIEW COURT DEER PARK VIC 3023	\$850,000	04-Sep-23
29 LEWIN STREET DEER PARK VIC 3023	\$860,000	05-Aug-23
4 ROSYTH COURT DEER PARK VIC 3023	\$942,000	31-Aug-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: 24 December 2023



2 PARKVIEW COURT DEER PARK VIC 3023

Sold Price

\$850,000

Sold Date

04-Sep-23



4



2



2

Distance

0.02km



29 LEWIN STREET DEER PARK VIC 3023

Sold Price

\$860,000

Sold Date

05-Aug-23



4



2



3

Distance

0.93km



4 ROSYTH COURT DEER PARK VIC 3023

Sold Price

\$942,000

Sold Date

31-Aug-23



5



2



2

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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