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

45 Tulloch 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 \$630,000 & \$670,00
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$580,000	Prop	erty type	ty type House		Suburb	Deer Park
Period-from	01 Nov 2019	to	31 Oct 2	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
23 Vincent Street Deer Park VIC 3023	\$657,000	31-Aug-20
59 Hamilton Street Deer Park VIC 3023	\$620,000	27-May-20
44 Lee Street Deer Park VIC 3023	\$647,000	01-Jun-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: 28 November 2020





Sandeep Kathpalia M 0423425410 E skathpalia@barryplant.com.au



23 Vincent Street Deer Park VIC 3023

aa2

₾ 1

□ 3

Sold Price

\$657,000 Sold Date **31-Aug-20**

Distance

0.19km

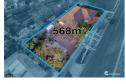


59 Hamilton Street Deer Park VIC 3023

Sold Price

\$620,000 Sold Date 27-May-20

Distance



= 3 ₽ 2 \$ 1

\$647,000 Sold Date 01-Jun-20

0.32km

1.13km Distance



44 Lee Street Deer Park VIC 3023

<u></u>

Sold Price

\$623,000 Sold Date **18-Jun-20**



26 Christie Street Deer Park VIC 3023

aa2

♣ 2

₩ 3

Sold Price

Distance

0.2km



71 Poole Street Deer Park VIC 3023 Sold Price

\$630,000 Sold Date 30-Jul-20

= 3

Distance

0.36km



39 Leila Street Deer Park VIC 3023 Sold Price

\$621,000 Sold Date **07-Jul-20**

= 3

₾ 2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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59 Carroll Street Deer Park VIC

\$ 2

Sold Price

\$650,000 Sold Date 04-Aug-20

Distance

3023

₾ 2

■ 3

0.91km

RS = Recent sale UN = Undisclosed Sale

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