

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Deer Park

Period-from

01 Nov 2019

to

31 Oct 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



### 23 Vincent Street Deer Park VIC 3023

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

 3  1  2

Distance **0.19km**



### 59 Hamilton Street Deer Park VIC 3023

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

 3  2  1

Distance **0.32km**



### 44 Lee Street Deer Park VIC 3023

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

 4  2  1

Distance **1.13km**



### 26 Christie Street Deer Park VIC 3023

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

 3  3  2

Distance **0.2km**



### 71 Poole Street Deer Park VIC 3023

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

 4  2  4

Distance **0.36km**



### 39 Leila Street Deer Park VIC 3023

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

 3  2  2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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**59 Carroll Street Deer Park VIC  
3023**

3



2



2

Sold Price

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

Distance

**0.91km**

RS = Recent sale

UN = Undisclosed Sale

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