

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

4/78-80 Lake Boga Avenue 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

\$475,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/2 Doherty Street Deer Park VIC 3023	\$510,000	30-Oct-21
1/37 Dumfries Street Deer Park VIC 3023	\$495,000	13-Aug-21
1/100 Neale Road Deer Park VIC 3023	\$485,000	13-Nov-21

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 2021



1/2 Doherty Street Deer Park VIC 3023

Sold Price

^{RS}

\$510,000

Sold Date

30-Oct-21

3

1

1

Distance

0.65km



1/37 Dumfries Street Deer Park VIC 3023

Sold Price

\$495,000

Sold Date

13-Aug-21

2

1

2

Distance

0.97km



1/100 Neale Road Deer Park VIC 3023

Sold Price

\$485,000

Sold Date

13-Nov-21

3

1

1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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