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

49 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	\$625,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$595,000	Prope	erty type		House	Suburb	Deer Park
Period-from	01 Aug 2020	to	31 Jul 2	021	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
40 Tulloch Street Deer Park VIC 3023	\$625,000	27-Feb-21
41 Christie Street Deer Park VIC 3023	\$566,000	14-Jan-21
1 Meager Street Deer Park VIC 3023	\$635,000	29-Oct-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: 06 August 2021



consumer.vic.gov.au

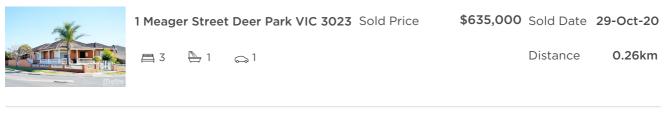




40 Tulloch Street Deer Park VIC 3023			Sold Price	\$625,000	Sold Date	27-Feb-21
= 3	1	⇔ 1			Distance	0.08km



10	41 Christie Street Deer Park VIC 3023			Sold Price	\$566,000 Sold Date	14-Jan-21
		1	⇔1		Distance	0.11km







8 Sloug	h Street	Deer Park VIC 3023	Sold Price	\$567,000	Sold Date	23-Apr-21
่ 酉 3	1	ç⊇ 2			Distance	0.84km

RS = Recent sale UN = Undisclosed Sale

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