

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

3/78-80 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Jul 2019

to

30 Jun 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

2/78-80 Lake Boga Avenue Deer Park VIC 3023	\$445,000	14-Mar-20
18 Runcorn Crescent Deer Park VIC 3023	\$455,000	10-Jan-20
3/4 Salmond Street Deer Park VIC 3023	\$450,000	15-Feb-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: 02 July 2020



2/78-80 Lake Boga Avenue Deer Park VIC 3023

Sold Price **\$445,000** Sold Date **14-Mar-20**

 3  1  1

Distance **0.01km**



18 Runcorn Crescent Deer Park VIC 3023

Sold Price **\$455,000** Sold Date **10-Jan-20**

 3  1  1

Distance **0.76km**



3/4 Salmond Street Deer Park VIC 3023

Sold Price **\$450,000** Sold Date **15-Feb-20**

 2  1  1

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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