

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

2/11 Parkwood Court 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Jul 2020

to

30 Jun 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

1/26 Clairview Road Deer Park VIC 3023	\$490,000	23-Mar-21
73 Lewin Street Deer Park VIC 3023	\$530,000	15-Jun-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: 05 July 2021



1/26 Clairview Road Deer Park VIC 3023 Sold Price **\$490,000** Sold Date **23-Mar-21**

 2  1  1

Distance **0.24km**



73 Lewin Street Deer Park VIC 3023 Sold Price ^{RS} **\$530,000** Sold Date **15-Jun-21**

 3  1  1

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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