

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

1/37 Dumfries 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

or range
between

\$440,000

&

\$460,000

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

1/25 Lewin Street Deer Park VIC 3023	\$501,000	22-Jun-21
2/907 Ballarat Road Deer Park VIC 3023	\$490,000	11-Mar-21
2/27 Montasell Avenue Deer Park VIC 3023	\$450,000	16-May-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: 28 July 2021



1/25 Lewin Street Deer Park VIC 3023

3 1 1

Sold Price

\$501,000

Sold Date

22-Jun-21

Distance

1.39km



2/907 Ballarat Road Deer Park VIC 3023

3 1 1

Sold Price

\$490,000

Sold Date

11-Mar-21

Distance

0.83km



2/27 Montasell Avenue Deer Park VIC 3023

2 1 1

Sold Price

\$450,000

Sold Date

16-May-21

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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