

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

2/147 STATION ROAD 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/13 STEVENSTON STREET DEER PARK VIC 3023	\$495,000	26-Jul-22
1/38 CARROLL STREET DEER PARK VIC 3023	\$520,000	31-Oct-22
5 DOHERTY STREET DEER PARK VIC 3023	\$510,000	17-May-22

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 November 2022



1/13 STEVENSTON STREET DEER PARK VIC 3023

Sold Price

\$495,000

Sold Date

26-Jul-22



3



2



1

Distance

0.83km



1/38 CARROLL STREET DEER PARK VIC 3023

Sold Price

^{RS} **\$520,000**

Sold Date

31-Oct-22



3



2



2

Distance

1.53km



5 DOHERTY STREET DEER PARK VIC 3023

Sold Price

\$510,000

Sold Date

17-May-22



3



-



-

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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