

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

1/103 QUINN 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

\$559,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/70 CARROLL STREET DEER PARK VIC 3023

\$571,000

15-Aug-24

1/40 LAKE BOGA AVENUE DEER PARK VIC 3023

\$570,000

04-May-24

73 LEWIN STREET DEER PARK VIC 3023

\$605,000

09-Sep-24

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: 17 October 2024



**2/70 CARROLL STREET DEER
PARK VIC 3023**

3 2 1

Sold Price

\$571,000

Sold Date **15-Aug-24**

Distance

0.6km



**1/40 LAKE BOGA AVENUE DEER
PARK VIC 3023**

3 1 1

Sold Price

\$570,000

Sold Date **04-May-24**

Distance

0.34km



**73 LEWIN STREET DEER PARK VIC
3023**

3 1 1

Sold Price

\$605,000

Sold Date **09-Sep-24**

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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