

## 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

33A Dumfries Street Deer Park VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Jan 2021

to

31 Dec 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1/32 James Street St Albans VIC 3021   | \$575,000 | 05-Mar-21 |
| 1/37 Millawa Avenue St Albans VIC 3021 | \$575,000 | 18-Apr-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: 21 January 2022



**1/32 James Street St Albans VIC 3021**

3 2 2

Sold Price

**\$575,000**

Sold Date

**05-Mar-21**

Distance

**3.02km**



**1/37 Millawa Avenue St Albans VIC 3021**

3 2 3

Sold Price

Sold Date

**18-Apr-21**

Distance

**3.8km**

RS = Recent sale

UN = Undisclosed Sale

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