

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

6/26 CLAIRVIEW 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Sep 2023

to

31 Aug 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

5/36A ROBINSONS ROAD DEER PARK VIC 3023	\$512,000	27-Mar-24
6/36A ROBINSONS ROAD DEER PARK VIC 3023	\$520,000	30-Jun-24
1/21 TULLOCH STREET DEER PARK VIC 3023	\$550,000	26-Apr-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: 10 September 2024



5/36A ROBINSONS ROAD DEER PARK VIC 3023

3 1 1

Sold Price

\$512,000

Sold Date

27-Mar-24

Distance

1.73km



6/36A ROBINSONS ROAD DEER PARK VIC 3023

3 1 1

Sold Price

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

Sold Date

30-Jun-24

Distance

1.72km



1/21 TULLOCH STREET DEER PARK VIC 3023

2 2 1

Sold Price

\$550,000

Sold Date

26-Apr-24

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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