

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

2/36 LAMING 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

\$512,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/56 DUMFRIES STREET DEER PARK VIC 3023	\$507,000	08-Mar-25
1/147 STATION ROAD DEER PARK VIC 3023	\$485,000	20-Dec-24
2/13 STEVENSTON STREET DEER PARK VIC 3023	\$510,000	20-Nov-24

OR

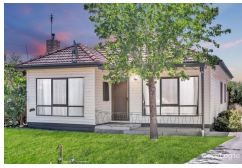
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 March 2025

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**1/56 DUMFRIES STREET DEER
PARK VIC 3023**

 3  1  2

Sold Price

^{RS}

\$507,000

Sold Date

08-Mar-25

Distance

0.43km



**1/147 STATION ROAD DEER PARK
VIC 3023**

 3  1  1

Sold Price

\$485,000

Sold Date

20-Dec-24

Distance

0.54km



**2/13 STEVENSTON STREET DEER
PARK VIC 3023**

 2  2  1

Sold Price

\$510,000

Sold Date

20-Nov-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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