

## 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 Wakool Avenue 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

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,500

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2020

to

28 Feb 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

6 Salmond Street Deer Park VIC 3023	\$670,000	30-Nov-20
33 Quinn Street Deer Park VIC 3023	\$651,000	18-Jan-21
9A Vincent Street Deer Park VIC 3023	\$640,000	27-Oct-20

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: 02 March 2021



**6 Salmond Street Deer Park VIC 3023**

3 1 2

Sold Price **\$670,000** Sold Date **30-Nov-20**

Distance **1.46km**



**33 Quinn Street Deer Park VIC 3023**

3 1 3

Sold Price **\$651,000** Sold Date **18-Jan-21**

Distance **0.36km**



**9A Vincent Street Deer Park VIC 3023**

3 1 1

Sold Price **\$640,000** Sold Date **27-Oct-20**

Distance **0.09km**

RS = Recent sale      UN = Undisclosed Sale

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