

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

1/31 LAKE BOGA AVENUE 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,250

Property type

Unit

Suburb

Deer Park

Period-from

01 May 2024

to

30 Apr 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

2/38 CARROLL STREET DEER PARK VIC 3023

\$553,000

03-May-25

1/3 DOHERTY STREET DEER PARK VIC 3023

\$530,000

28-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: 15 May 2025



**2/38 CARROLL STREET DEER
PARK VIC 3023**

 3  1  1

Sold Price

^{RS} **\$553,000** Sold Date **03-May-25**

Distance **0.25km**



**1/3 DOHERTY STREET DEER PARK
VIC 3023**

 3  1  1

Sold Price

\$530,000 Sold Date **28-Nov-24**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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