

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

1/3 EDWARD STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Feb 2023

to

31 Jan 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

1/18 WELWYN PARADE DEER PARK VIC 3023	\$571,000	26-Aug-23
1/19 BAYLISS ROAD DEER PARK VIC 3023	\$565,000	26-Oct-23
1/18 KYNOCH STREET DEER PARK VIC 3023	\$598,320	09-Sep-23

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: 08 February 2024



**1/18 WELWYN PARADE DEER
 PARK VIC 3023**

3 2 1

Sold Price **\$571,000** Sold Date **26-Aug-23**

Distance **1.21km**



**1/19 BAYLISS ROAD DEER PARK
 VIC 3023**

3 2 2

Sold Price **\$565,000** Sold Date **26-Oct-23**

Distance **0.44km**



**1/18 KYNOCH STREET DEER PARK
 VIC 3023**

3 1 1

Sold Price **\$598,320** Sold Date **09-Sep-23**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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