

## 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

1/72 LAKE BOGA 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

\$455,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Jun 2023

to

31 May 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

2/9 ORAMA STREET DEER PARK VIC 3023	\$505,000	06-Dec-23
2/22 WELWYN PARADE DEER PARK VIC 3023	\$460,000	13-May-24
64 HATCHLANDS DRIVE DEER PARK VIC 3023	\$476,000	14-Feb-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.~~

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2/9 ORAMA STREET DEER PARK  
VIC 3023

2 1 5

Sold Price **\$505,000** Sold Date **06-Dec-23**

Distance **0.41km**



2/22 WELWYN PARADE DEER  
PARK VIC 3023

2 1 1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **13-May-24**

Distance **0.97km**



64 HATCHLANDS DRIVE DEER  
PARK VIC 3023

2 1 1

Sold Price **\$476,000** Sold Date **14-Feb-24**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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