

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

1/74 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

&

\$5,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Apr 2023

to

31 Mar 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
43A LAKE BOGA AVENUE DEER PARK VIC 3023	\$525,000	16-Feb-23
1/64 LEILA STREET DEER PARK VIC 3023	\$525,000	05-Jan-24
13A EGAN STREET DEER PARK VIC 3023	\$536,000	05-Feb-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.

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43A LAKE BOGA AVENUE DEER
PARK VIC 3023

3 1 1

Sold Price \$525,000 Sold Date 16-Feb-23

Distance 0.1km



1/64 LEILA STREET DEER PARK
VIC 3023

3 1 1

Sold Price

Sold Date 05-Jan-24

Distance 0.12km



13A EGAN STREET DEER PARK VIC
3023

3 2 1

Sold Price

\$536,000 Sold Date 05-Feb-23

Distance 0.18km

RS = Recent sale

UN = Undisclosed Sale

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