

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

1/9 CAPRI COURT 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

Other

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

1/40 LAKE BOGA AVENUE DEER PARK VIC 3023	\$570,000	16-May-24
1/21 EGAN STREET DEER PARK VIC 3023	\$547,000	09-May-24
2/3 CARROLL STREET DEER PARK VIC 3023	\$590,000	26-Mar-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: 03 June 2024



**1/40 LAKE BOGA AVENUE DEER
PARK VIC 3023**

Sold Price

^{RS}

\$570,000

Sold Date

16-May-24

3 1 1

Distance

1.8km



**1/21 EGAN STREET DEER PARK VIC
3023**

Sold Price

^{RS}

\$547,000

Sold Date

09-May-24

3 1 1

Distance

1.85km



**2/3 CARROLL STREET DEER PARK
VIC 3023**

Sold Price

\$590,000

Sold Date

26-Mar-24

3 1 2

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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