

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 BURBERRY LANE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2023

to

29 Feb 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

7 BURBERRY LANE DEER PARK VIC 3023	\$645,000	15-Nov-23
23 OLD COURSE CRESCENT DEER PARK VIC 3023	\$690,000	21-Dec-23
42 PIONEER DRIVE DEER PARK VIC 3023	\$630,000	28-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.~~

This Statement of Information was prepared on: 15 March 2024



**7 BURBERRY LANE DEER PARK
VIC 3023**

4 2 2

Sold Price

\$645,000

Sold Date

15-Nov-23

Distance

0.05km



**23 OLD COURSE CRESCENT DEER
PARK VIC 3023**

3 2 2

Sold Price

\$690,000

Sold Date

21-Dec-23

Distance

0.24km



**42 PIONEER DRIVE DEER PARK
VIC 3023**

3 2 1

Sold Price

^{RS} **\$630,000**

Sold Date

28-Feb-24

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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