

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

10 RUNCORN CRESCENT 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

\$400,000

&

\$440,000

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

3/12 SALMOND STREET DEER PARK VIC 3023	\$420,500	15-Dec-23
3/869 BALLARAT ROAD DEER PARK VIC 3023	\$430,000	16-Dec-23
5/9 CANTERBURY STREET DEER PARK VIC 3023	\$440,000	07-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.~~

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**3/12 SALMOND STREET DEER
 PARK VIC 3023**

2 1 1

Sold Price

^{RS} **\$420,500**

Sold Date **15-Dec-23**

Distance **0.11km**



**3/869 BALLARAT ROAD DEER
 PARK VIC 3023**

2 1 1

Sold Price

\$430,000

Sold Date **16-Dec-23**

Distance **0.64km**



**5/9 CANTERBURY STREET DEER
 PARK VIC 3023**

2 2 1

Sold Price

\$440,000

Sold Date **07-Sep-23**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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