

## 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

11 STOKE STREET 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Jul 2023

to

30 Jun 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

9 CROSSLEE COURT DEER PARK VIC 3023	\$905,000	10-May-24
36 LEILA STREET DEER PARK VIC 3023	\$850,000	21-Jun-24
30 GLENCAIRN AVENUE DEER PARK VIC 3023	\$802,000	25-May-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: 01 July 2024



**9 CROSSLEE COURT DEER PARK  
VIC 3023**

3 2 2

Sold Price

<sup>RS</sup> **\$905,000**

Sold Date **10-May-24**

Distance **0.1km**



**36 LEILA STREET DEER PARK VIC  
3023**

4 2 2

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date **21-Jun-24**

Distance **1.44km**



**30 GLENCAIRN AVENUE DEER  
PARK VIC 3023**

3 1 2

Sold Price

<sup>RS</sup> **\$802,000**

Sold Date **25-May-24**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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