

## 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

2/16 TULLOCH 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/16 TULLOCH STREET DEER PARK VIC 3023	\$350,000	14-Oct-23
25 TRINACRIA COURT DEER PARK VIC 3023	\$365,000	01-Jun-23
1/27 MONTASELL AVENUE DEER PARK VIC 3023	\$390,000	19-Oct-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.~~

This Statement of Information was prepared on: 29 January 2024



**1/16 TULLOCH STREET DEER PARK VIC 3023** Sold Price <sup>RS</sup> **\$350,000** Sold Date **14-Oct-23**

 2  1  -

Distance **0km**



**25 TRINACRIA COURT DEER PARK VIC 3023** Sold Price **\$365,000** Sold Date **01-Jun-23**

 2  1  1

Distance **0.71km**



**1/27 MONTASELL AVENUE DEER PARK VIC 3023** Sold Price **\$390,000** Sold Date **19-Oct-23**

 2  1  1

Distance **0.63km**

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

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