

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

2/3 CARROLL STREET 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

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

1/64 LEILA STREET DEER PARK VIC 3023	\$525,000	05-Jan-24
1/12 SALMOND STREET DEER PARK VIC 3023	\$503,000	01-Nov-23
1A IRVINE STREET DEER PARK VIC 3023	\$530,000	04-Dec-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: 04 March 2024



**1/64 LEILA STREET DEER PARK
VIC 3023**

3 1 1

Sold Price

\$525,000

Sold Date **05-Jan-24**

Distance **0.48km**



**1/12 SALMOND STREET DEER PARK
VIC 3023**

3 1 1

Sold Price

\$503,000

Sold Date **01-Nov-23**

Distance **1.22km**



**1A IRVINE STREET DEER PARK VIC
3023**

3 1 1

Sold Price

^{RS} **\$530,000**

Sold Date **04-Dec-23**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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