

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

2/4 SALMOND 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

\$420,000

&

\$462,000

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
2/18 WELWYN PARADE DEER PARK VIC 3023	\$460,000	15-Jan-24
3/869 BALLARAT ROAD DEER PARK VIC 3023	\$430,000	16-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.~~

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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 **0.06km**



**2/18 WELWYN PARADE DEER
PARK VIC 3023**

2 2 1

Sold Price **\$460,000** Sold Date **15-Jan-24**

Distance **0.24km**



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

2 1 1

Sold Price **\$430,000** Sold Date **16-Dec-23**

Distance **0.74km**

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

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