

## 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 BUNKER CIRCUIT 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

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2023

to

30 Apr 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

4 STAPEHILL COURT DEER PARK VIC 3023	\$728,000	04-Jan-24
12 STAPEHILL COURT DEER PARK VIC 3023	\$725,000	06-Feb-24
90 HATCHLANDS DRIVE DEER PARK VIC 3023	\$700,000	06-Apr-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: 24 May 2024



**4 STAPEHILL COURT DEER PARK  
VIC 3023**

3 2 2

Sold Price

**\$728,000**

Sold Date **04-Jan-24**

Distance **0.39km**



**12 STAPEHILL COURT DEER PARK  
VIC 3023**

3 2 2

Sold Price

**\$725,000**

Sold Date **06-Feb-24**

Distance **0.44km**



**90 HATCHLANDS DRIVE DEER  
PARK VIC 3023**

3 2 2

Sold Price

**\$700,000**

Sold Date **06-Apr-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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