

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 BURBERRY LANE 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

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

1 BURBERRY LANE DEER PARK VIC 3023	\$650,000	30-Apr-24
7 BURBERRY LANE DEER PARK VIC 3023	\$645,000	15-Nov-23
23 LOXWOOD COURT DEER PARK VIC 3023	\$680,000	23-Jan-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.~~

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1 BURBERRY LANE DEER PARK VIC 3023 Sold Price ^{RS} **\$650,000** Sold Date **30-Apr-24**
 Distance **0.01km**

4 2 2



7 BURBERRY LANE DEER PARK VIC 3023 Sold Price **\$645,000** Sold Date **15-Nov-23**
 Distance **0.04km**

4 2 2



23 LOXWOOD COURT DEER PARK VIC 3023 Sold Price **\$680,000** Sold Date **23-Jan-24**
 Distance **1.21km**

4 2 2

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

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