

## 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 MONZA COURT 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2023

to

31 May 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 BALLINA COURT DEER PARK VIC 3023	\$560,000	23-Mar-24
2/84 OPIE ROAD ALBANVALE VIC 3021	\$555,000	12-Mar-24
29A SALMOND STREET DEER PARK VIC 3023	\$550,000	28-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: 20 June 2024



**3 BALLINA COURT DEER PARK VIC 3023** Sold Price **\$560,000** Sold Date **23-Mar-24**

 3  2  2

Distance **0.14km**



**2/84 OPIE ROAD ALBANVALE VIC 3021** Sold Price **\$555,000** Sold Date **12-Mar-24**

 3  2  2

Distance **1.64km**



**29A SALMOND STREET DEER PARK VIC 3023** Sold Price **\$550,000** Sold Date **28-Dec-23**

 3  2  2

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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