

## 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

23A LAMING ROAD 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

\$495,000

&

\$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Jul 2023

to

30 Jun 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

1/14 KYNOCH STREET DEER PARK VIC 3023	\$495,000	22-Apr-24
1/64 LEILA STREET DEER PARK VIC 3023	\$525,000	05-Jan-24
57 LAKE BOGA AVENUE DEER PARK VIC 3023	\$530,000	28-Mar-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: 02 July 2024



**1/14 KYNOCH STREET DEER PARK  
VIC 3023**

3 1 1

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date

**22-Apr-24**

Distance

**0.68km**



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

3 1 1

Sold Price

**\$525,000**

Sold Date

**05-Jan-24**

Distance

**1.28km**



**57 LAKE BOGA AVENUE DEER  
PARK VIC 3023**

3 1 1

Sold Price

**\$530,000**

Sold Date

**28-Mar-24**

Distance

**1.22km**

RS = Recent sale

UN = Undisclosed Sale

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