

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

3/11 LOXWOOD COURT 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/11 LOXWOOD COURT DEER PARK VIC 3023	\$425,000	15-May-23
1/22 LEILA STREET DEER PARK VIC 3023	\$410,000	09-May-23
4/71 LEWIN STREET DEER PARK VIC 3023	\$410,000	12-Apr-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: 13 September 2023

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4/11 LOXWOOD COURT DEER PARK VIC 3023

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Sold Price

^{RS}

\$425,000

Sold Date

15-May-23

Distance

0.01km



1/22 LEILA STREET DEER PARK VIC 3023

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Sold Price

\$410,000

Sold Date

09-May-23

Distance

1.3km



4/71 LEWIN STREET DEER PARK VIC 3023

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Sold Price

Sold Date

12-Apr-23

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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