

## 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

3/12 SALMOND STREET 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

Other

Suburb

Deer Park

Period-from

01 Nov 2022

to

31 Oct 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

9 STATION ROAD DEER PARK VIC 3023	\$420,000	16-May-23
5/9 CANTERBURY STREET DEER PARK VIC 3023	\$440,000	07-Sep-23
2/869 BALLARAT ROAD DEER PARK VIC 3023	\$465,000	03-Oct-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 November 2023



## 9 STATION ROAD DEER PARK VIC 3023

2 1 1

Sold Price

**\$420,000**

Sold Date **16-May-23**

Distance **1.61km**



## 5/9 CANTERBURY STREET DEER PARK VIC 3023

2 2 2

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date **07-Sep-23**

Distance **1.04km**



## 2/869 BALLARAT ROAD DEER PARK VIC 3023

2 1 1

Sold Price

<sup>RS</sup> **\$465,000**

Sold Date **03-Oct-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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