

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

3/869 BALLARAT ROAD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

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	420000	16-May-23
5/9 CANTERBURY STREET DEER PARK VIC 3023	440000	07-Sep-23
2/869 BALLARAT ROAD DEER PARK VIC 3023	465000	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: 17 November 2023



9 STATION ROAD DEER PARK VIC 3023

Sold Price

420000

Sold Date **16-May-23**

2 1 1

Distance -



5/9 CANTERBURY STREET DEER PARK VIC 3023

Sold Price

^{RS} **440000**

Sold Date **07-Sep-23**

2 2 2

Distance **0.57km**



2/869 BALLARAT ROAD DEER PARK VIC 3023

Sold Price

^{RS} **465000**

Sold Date **03-Oct-23**

2 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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