

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

32 POOLE STREET 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2023

to

31 Jan 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

40 CARROLL STREET DEER PARK VIC 3023	\$830,000	02-Feb-24
11 EDWARD STREET DEER PARK VIC 3023	\$801,000	24-Nov-23
17 DUMFRIES STREET DEER PARK VIC 3023	\$954,000	17-Sep-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: 19 February 2024

**40 CARROLL STREET DEER PARK
VIC 3023**

4 2 2

Sold Price

RS

\$830,000

Sold Date

02-Feb-24

Distance

0.82km**11 EDWARD STREET DEER PARK
VIC 3023**

4 2 2

Sold Price

\$801,000

Sold Date

24-Nov-23

Distance

0.38km**17 DUMFRIES STREET DEER PARK
VIC 3023**

4 2 2

Sold Price

\$954,000

Sold Date

17-Sep-23

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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