

## 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

4/9 CANTERBURY 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Apr 2023

to

31 Mar 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

Address of comparable property	Price	Date of sale
2/8 KYNOCH STREET DEER PARK VIC 3023	\$470,000	29-Jan-24
3/11 LOXWOOD COURT DEER PARK VIC 3023	\$455,000	16-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: 11 April 2024



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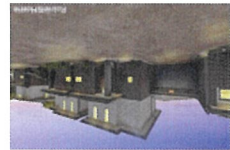
Branko KUBUROVSKI



2/8 KYNOCH STREET DEER PARK VIC 3023 Sold Price \$470,000 Sold Date 29-Jan-24

Distance 0.66km

2 1 1



3/11 LOXWOOD COURT DEER PARK VIC 3023 Sold Price RS \$455,000 Sold Date 16-Oct-23

Distance 1.93km

2 1 1

RS = Recent sale UN = Undisclosed Sale

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