

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

44A CLAIRVIEW 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Dec 2022

to

30 Nov 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

8/4 NEIMUR AVENUE DEER PARK VIC 3023	\$585,000	18-Sep-23
6B BRODIE MEWS DERRIMUT VIC 3026	\$565,000	27-Sep-22
1/18 IRVINE STREET DEER PARK VIC 3023	\$595,000	16-Sep-22

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: 05 December 2023



**8/4 NEIMUR AVENUE DEER PARK
VIC 3023**

 3  2  1

Sold Price

\$585,000

Sold Date

18-Sep-23

Distance

1.35km



**6B BRODIE MEWS DERRIMUT VIC
3026**

 3  2  1

Sold Price

\$565,000

Sold Date

27-Sep-22

Distance

1.76km



**1/18 IRVINE STREET DEER PARK
VIC 3023**

 3  2  1

Sold Price

\$595,000

Sold Date

16-Sep-22

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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