

## 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

6/26 CLAIRVIEW ROAD 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2023

to

31 May 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

44 CLAIRVIEW ROAD DEER PARK VIC 3023	\$535,000	17-Jan-24
1/21 TULLOCH STREET DEER PARK VIC 3023	\$550,000	20-May-24

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: 22 June 2024



**44 CLAIRVIEW ROAD DEER PARK  
VIC 3023**

3 2 1

Sold Price

**\$535,000**

Sold Date

**17-Jan-24**

Distance

**0.17km**



**1/21 TULLOCH STREET DEER PARK  
VIC 3023**

2 2 1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**20-May-24**

Distance

**1.59km**

RS = Recent sale

UN = Undisclosed Sale

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