

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 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2023

to

29 Feb 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

7 LLOYD STREET DEER PARK VIC 3023	\$800,000	03-Oct-23
17 NEIMUR AVENUE DEER PARK VIC 3023	\$765,000	16-Mar-24
11 EDWARD STREET DEER PARK VIC 3023	\$801,000	24-Nov-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.~~

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7 LLOYD STREET DEER PARK VIC 3023

Sold Price

^{RS}

\$800,000

Sold Date

03-Oct-23

3 1 2

Distance

0.19km



17 NEIMUR AVENUE DEER PARK VIC 3023

Sold Price

^{RS}

\$765,000

Sold Date

16-Mar-24

4 1 2

Distance

0.28km



11 EDWARD STREET DEER PARK VIC 3023

Sold Price

\$801,000

Sold Date

24-Nov-23

4 2 2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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