

## 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

4/71-73 Station 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

\$399,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Mar 2020

to

28 Feb 2021

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

5/4 Neimur Avenue Deer Park VIC 3023	\$469,000	10-Dec-20
1/4 Glencairn Avenue Deer Park VIC 3023	\$430,000	13-Nov-20
2/853 Ballarat Road Deer Park VIC 3023	\$485,000	01-Dec-20

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: 09 March 2021



**5/4 Neimur Avenue Deer Park VIC 3023** Sold Price **\$469,000** Sold Date **10-Dec-20**  
 Distance **0.5km**

2 1 1



**1/4 Glencairn Avenue Deer Park VIC 3023** Sold Price **\$430,000** Sold Date **13-Nov-20**  
 Distance **0.51km**

2 1 1



**2/853 Ballarat Road Deer Park VIC 3023** Sold Price <sup>RS</sup> **\$485,000** Sold Date **01-Dec-20**  
 Distance **0.51km**

2 2 1

RS = Recent sale      UN = Undisclosed Sale

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