

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

43 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Deer Park

Period-from

01 May 2020

to

30 Apr 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

1/853 Ballarat Road Deer Park VIC 3023	\$630,000	19-Jan-21
21 Buckhaven Street Deer Park VIC 3023	\$585,000	14-May-21
30 Buckhaven Street Deer Park VIC 3023	\$551,500	10-May-21

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: 18 May 2021



1/853 Ballarat Road Deer Park VIC 3023

3 3 2

Sold Price

^{RS} **\$630,000**

Sold Date

19-Jan-21

Distance

0.47km



21 Buckhaven Street Deer Park VIC 3023

3 2 2

Sold Price

^{RS} **\$585,000**

Sold Date

14-May-21

Distance

1km



30 Buckhaven Street Deer Park VIC 3023

3 2 2

Sold Price

^{RS} **\$551,500**

Sold Date

10-May-21

Distance

0.99km

RS = Recent sale UN = Undisclosed Sale

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