

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

9 STATION 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Deer Park

Period-from

01 May 2022

to

30 Apr 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

3/16 KYNOCH STREET DEER PARK VIC 3023	\$460,000	23-Nov-22
4/78 WELWYN PARADE DEER PARK VIC 3023	\$460,000	20-Aug-22
2/42 LEWIN STREET DEER PARK VIC 3023	\$447,000	16-May-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: 01 May 2023



3/16 KYNOCH STREET DEER PARK VIC 3023

Sold Price

\$460,000

Sold Date

23-Nov-22
 2

 1

 1

Distance

1.34km


4/78 WELWYN PARADE DEER PARK VIC 3023

Sold Price

Sold Date

20-Aug-22
 2

 1

 1

Distance

1.76km


2/42 LEWIN STREET DEER PARK VIC 3023

Sold Price

\$447,000

Sold Date

16-May-22
 2

 1

 2

Distance

1.7km
RS = Recent sale

UN = Undisclosed Sale

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