

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

1/2 PARKWOOD COURT 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Aug 2022

to

31 Jul 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

2/34 HOGAN STREET DEER PARK VIC 3023	\$465,000	11-Mar-23
2/22 IRVINE STREET DEER PARK VIC 3023	\$490,000	21-Jul-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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**2/34 HOGAN STREET DEER PARK
VIC 3023**

Sold Price

\$465,000

Sold Date

11-Mar-23

2

1

1

Distance

1.05km



**2/22 IRVINE STREET DEER PARK
VIC 3023**

Sold Price

^{RS} **\$490,000**

Sold Date

21-Jul-23

2

1

1

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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