

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

10 Railway Parade 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

House

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

45 Tulloch Street Deer Park VIC 3023	\$650,000	09-Nov-20
47 Tulloch Street Deer Park VIC 3023	\$600,000	26-Aug-20
1/2 Glencairn Avenue Deer Park VIC 3023	\$540,000	29-Mar-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: 17 May 2021

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**45 Tulloch Street Deer Park VIC
3023**

4 2 5

Sold Price **\$650,000** Sold Date **09-Nov-20**Distance **0.5km****47 Tulloch Street Deer Park VIC
3023**

4 2 2

Sold Price **\$600,000** Sold Date **26-Aug-20**Distance **0.5km****1/2 Glencairn Avenue Deer Park VIC
3023**

3 1 1

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **29-Mar-21**Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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