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

25 Lee Street Deer Park VIC 3023

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$680,000	&	\$720,000			
n sale price								
e house or unit as ap	plicable)							

Median Price	\$592,000	Prope	erty type		House	Suburb	Deer Park
Period-from	01 Jun 2020	to	31 May 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 Maccloud Court Deer Park VIC 3023	\$700,000	30-Nov-20	
12 Hogan Street Deer Park VIC 3023	\$677,000	26-Apr-21	
6 Salmond Street Deer Park VIC 3023	\$670,000	30-Nov-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: 30 June 2021

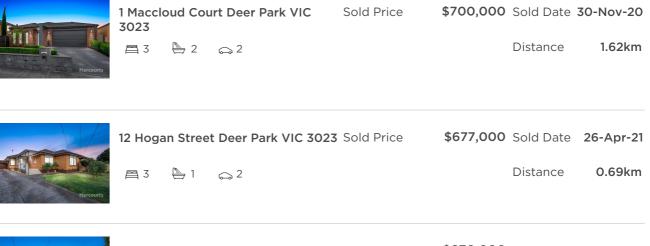


consumer.vic.gov.au

Bells realestate.com.au

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6 Salmond Street Deer Park VIC 3023		VIC	Sold Price	\$670,000	Sold Date	30-Nov-20	
₿ 3	1 🖳	ç⊒ 2				Distance	1.36km

RS = Recent sale UN = Undisclosed Sale

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