

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

1/21 TULLOCH 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Apr 2023

to

31 Mar 2024

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

3/21-23 CHRISTIE STREET DEER PARK VIC 3023	\$526,000	20-Feb-24
1/26 CLAIRVIEW ROAD DEER PARK VIC 3023	\$515,000	09-Feb-24

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: 13 April 2024



**3/21-23 CHRISTIE STREET DEER
PARK VIC 3023**

2 1 1

Sold Price **\$526,000** Sold Date **20-Feb-24**

Distance **0.07km**



**1/26 CLAIRVIEW ROAD DEER
PARK VIC 3023**

2 1 1

Sold Price **\$515,000** Sold Date **09-Feb-24**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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