

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

1/36 LAMING 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/9 CANTERBURY STREET DEER PARK VIC 3023	\$480,000	29-Mar-22
34 TAMAR DRIVE DEER PARK VIC 3023	\$470,000	03-Jun-22
2/20 KYNOCH STREET DEER PARK VIC 3023	\$465,000	11-Jan-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: 04 July 2022



1/9 CANTERBURY STREET DEER PARK VIC 3023

3 2 1

Sold Price

\$480,000

Sold Date

29-Mar-22

Distance

1.5km



34 TAMAR DRIVE DEER PARK VIC 3023

2 1 1

Sold Price

\$470,000

Sold Date

03-Jun-22

Distance

0.6km



2/20 KYNOCH STREET DEER PARK VIC 3023

3 1 1

Sold Price

\$465,000

Sold Date

11-Jan-22

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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