

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

3 BUNKER CIRCUIT 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

\$680,000

&

\$698,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Deer Park

Period-from

01 Sep 2023

to

31 Aug 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

2 BUNKER CIRCUIT DEER PARK VIC 3023	\$715,500	14-Jun-24
58 EDMONSHAW DRIVE DEER PARK VIC 3023	\$680,500	25-Jun-24
16 OCONNOR ROAD DEER PARK VIC 3023	\$696,000	15-Jun-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: 26 September 2024



2 BUNKER CIRCUIT DEER PARK VIC 3023

 4  2  2

Sold Price

\$715,500

Sold Date

14-Jun-24

Distance

0.05km



58 EDMONDSHAW DRIVE DEER PARK VIC 3023

 3  2  2

Sold Price

\$680,500

Sold Date

25-Jun-24

Distance

0.15km



16 OCONNOR ROAD DEER PARK VIC 3023

 3  2  2

Sold Price

\$696,000

Sold Date

15-Jun-24

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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