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	1/49 LEWIN 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	$480,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$483,000	Property type	Unit	Suburb	Deer Park
Period-from	01 Oct 2022	to	30 Sep 2023	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
2/89 QUINN STREET DEER PARK VIC 3023	$480,000	20-Jul-23
2/8 WIDNES COURT DEER PARK VIC 3023	$480,000	07-Jul-23
3/64 DOHERTY STREET DEER PARK VIC 3023	$470,000	09-May-23

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: 25 October 2023

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2/89 QUINN STREET DEER PARK VIC 3023

3 2 1

Sold Price **$480,000** Sold Date **20-Jul-23**

Distance **0.75km**



2/8 WIDNES COURT DEER PARK VIC 3023

3 2 1

Sold Price Sold Date **07-Jul-23**

Distance **1.17km**



3/64 DOHERTY STREET DEER PARK VIC 3023

3 1 1

Sold Price **$470,000** Sold Date **09-May-23**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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