

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

4 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Deer Park

Period-from

01 Apr 2021

to

31 Mar 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 BOGEY STREET DEER PARK VIC 3023	\$801,000	20-Apr-22
94 NEALE ROAD DEER PARK VIC 3023	\$815,000	09-Apr-22
9 MUIRFIELD STREET DEER PARK VIC 3023	\$830,000	05-Mar-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: 22 April 2022



1 BOGEY STREET DEER PARK VIC 3023

Sold Price

^{RS} \$801,000

Sold Date 20-Apr-22

3 2 2

Distance 2.69km



94 NEALE ROAD DEER PARK VIC 3023

Sold Price

^{RS} \$815,000

Sold Date 09-Apr-22

4 2 3

Distance 0.93km



9 MUIRFIELD STREET DEER PARK VIC 3023

Sold Price

^{RS} \$830,000

Sold Date 05-Mar-22

4 2 2

Distance 2.26km

RS = Recent sale

UN = Undisclosed Sale

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