

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3 Ashgrove Drive, Deer Park, 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$ 510,000

&

\$ 560,000

### Median sale price

Median price \$ 590,550

House ☒

Suburb Deer Park

Period - From April 2017 to June 2017

Source RPData corelogic.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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. 33 Ashgrove Drive, Deer Park	\$ 530,000	6/08/2017
2. 38 Jonah Parade, Deer Park	\$ 530,000	11/09/2017
3. 33 O'Connor Road, Deer Park	\$ 521,888	18/04/2017