

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Howard Place,  
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 \$530,000 - \$550,000**

### Median sale price

Median **House** for **DEER PARK** for period **Mar 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$572,250**

### 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 the most comparable to the property for sale.

**12 Oconnor Road,**  
Deer Park 3023

Price **\$540,000** Sold 10  
April 2019

**14 Duncombe Parkway,**  
Deer Park 3023

Price **\$540,000** Sold 16  
January 2019

**49 Oconnor Road,**  
Deer Park 3023

Price **\$525,000** Sold 11  
February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House  
3 beds 2 baths 1 parking

#### YPA Estate Agents Derrimut

9/20 Mt Derrimut Rd,  
Derrimut VIC 3030

#### Contact agents



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