

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 EARLSFERRY LANE, DEER PARK, VIC

4 2 2

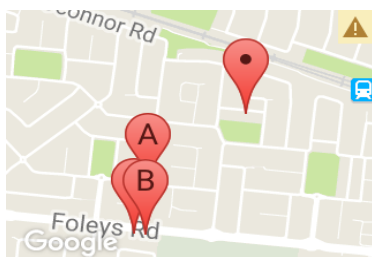
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$595,000

Provided by: Teresa Soliman, Pennisi Real Estate

MEDIAN SALE PRICE



DEER PARK, VIC, 3023

Suburb Median Sale Price (House)

\$527,000

01 April 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



82 DUNCOMBE PARK WAY, DEER PARK, VIC

4 2 2

Sale Price

***\$561,000**

Sale Date: 18/08/2017

Distance from Property: 418m



94 FOLEYS RD, DERRIMUT, VIC 3030

3 2 2

Sale Price

\$599,000

Sale Date: 03/07/2017

Distance from Property: 544m



88 FOLEYS RD, DERRIMUT, VIC 3030

3 2 2

Sale Price

\$595,000

Sale Date: 06/05/2017

Distance from Property: 564m



This report has been compiled on 11/09/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

8 EARLSFERRY LANE, DEER PARK, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$595,000

Median sale price

Median price

\$527,000

House

Unit

Suburb

DEER PARK

Period

01 April 2017 to 30 June 2017

Source



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
82 DUNCOMBE PARK WAY, DEER PARK, VIC 3023	*\$561,000	18/08/2017
94 FOLEYS RD, DERRIMUT, VIC 3030	\$599,000	03/07/2017
88 FOLEYS RD, DERRIMUT, VIC 3030	\$595,000	06/05/2017