

STATEMENT OF INFORMATION

75 FOLEYS ROAD, DEER PARK, VIC 3023

PREPARED BY HASEEB RIZVI, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



75 FOLEYS ROAD, DEER PARK, VIC 3023

 4  2  2

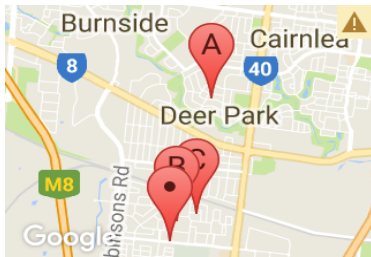
Indicative Selling Price

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

Price Range: \$590,000 to \$630,000

Provided by: Haseeb Rizvi, Professionals Caroline Springs

MEDIAN SALE PRICE



DEER PARK, VIC, 3023

Suburb Median Sale Price (House)

\$500,000

01 October 2016 to 30 September 2017

Provided by: 

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.



12 RUNCORN CRES, DEER PARK, VIC 3023

 4  2  2

Sale Price

***\$604,500**

Sale Date: 24/10/2017

Distance from Property: 2.1km



28 KATRINE PL, DEER PARK, VIC 3023

 4  2  2

Sale Price

***\$630,000**

Sale Date: 19/10/2017

Distance from Property: 309m



8 EARLSFERRY LANE, DEER PARK, VIC 3023

 4  2  2

Sale Price

***\$590,000**

Sale Date: 16/10/2017

Distance from Property: 530m



This report has been compiled on 03/11/2017 by Professionals Caroline Springs. 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

75 FOLEYS ROAD, DEER PARK, VIC 3023

Indicative selling price

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

Price Range:

\$590,000 to \$630,000

Median sale price

Median price

\$500,000

House

X

Unit


Suburb

DEER PARK

Period

01 October 2016 to 30 September 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
12 RUNCORN CRES, DEER PARK, VIC 3023	*\$604,500	24/10/2017
28 KATRINE PL, DEER PARK, VIC 3023	*\$630,000	19/10/2017
8 EARLSFERRY LANE, DEER PARK, VIC 3023	*\$590,000	16/10/2017