

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

72 Pioneer Drive 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

\$809,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2019

to

31 Jan 2020

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

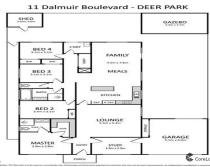
Date of sale

11 Dalmuir Boulevard Deer Park VIC 3023	\$737,000	28-Oct-19
23 Fairways Boulevard Deer Park VIC 3023	\$705,000	02-Oct-19
20 Meager Street Deer Park VIC 3023	\$680,500	28-Jan-20

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: 16 February 2020



11 Dalmuir Boulevard Deer Park VIC 3023

Sold Price

\$737,000

Sold Date

28-Oct-19

4 2 2

Distance

0.52km



23 Fairways Boulevard Deer Park VIC 3023

Sold Price

\$705,000

Sold Date

02-Oct-19

4 2 2

Distance

0.59km



20 Meager Street Deer Park VIC 3023

Sold Price

\$680,500

Sold Date

28-Jan-20

4 2 2

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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