

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Osborne Close, DEER PARK 3023

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Range \$490,000 - \$530,000**

### Median sale price

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

Sourced from **Core Logic**.

**\$575,000**

### 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.

**7 Welton Court,**  
Deer Park 3023

**Price \$507,000** Sold 06  
December 2018

**1 Birchwood Boulevard,**  
Deer Park 3023

**Price \$515,000** Sold 17  
December 2018

**21 Opie Road,**  
Deer Park 3023

**Price \$496,000** Sold 05  
November 2018

### 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 Core Logic.

#### Stockdale & Leggo Deer Park

Shop 2, 87 Station Road,  
Deer Park VIC 3023

#### Contact agents



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