

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

8 Laming Road 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type House Suburb Deer Park
Period from 01 Nov 2018 to 31 Oct 2019 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
13 Little Street Deer Park VIC 3023	\$535,000	09-Sep-19
41 Billingham Road Deer Park VIC 3023	\$520,000	21-Feb-19
37 Mawson Avenue Deer Park VIC 3023	\$540,000	28-Aug-18

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: 21 November 2019



13 Little Street Deer Park VIC 3023 Sold Price \$535,000 Sold Date 09-Sep-19
 3 1 2 Distance 0.07km



41 Billingham Road Deer Park VIC Sold Price \$520,000 Sold Date 21-Feb-19
 3023 3 1 2 Distance 0.18km



37 Mawson Avenue Deer Park VIC Sold Price \$540,000 Sold Date 28-Aug-18
 3023 3 1 2 Distance 0.23km



11B Winnington Street Deer Park Sold Price \$520,000 Sold Date 22-Jan-19
 VIC 3023 4 1 2 Distance 0.35km



1 Birchwood Boulevard Deer Park Sold Price \$515,000 Sold Date 17-Dec-18
 VIC 3023 3 1 1 Distance 0.41km

RS = Recent sale

UN = Undisclosed Sale

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