

## 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	1/1 Huddersfield Road, Deer Park, 3023
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### Indicative selling price

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

range between	\$ 465,000	&	\$ 510,000
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### Median sale price

Median price	\$375,000	Unit	X	Suburb	Deer Park
Period - From	November 2016	to	October 2017	Source	RPData corelogic.com.au

### 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
1. 73A Welwyn Parade, Deer Park, VIC, 3023	\$ 522,500	28/10/2017
2. 1/28 Harrison Street, Deer Park, VIC, 3023	\$ 470,000	19/06/2017
3. 38A Huddersfield Road, Deer Park, VIC, 3023	\$ 470,000	01/07/2017

Property data source: RPData corelogic.com.au      Generated on 10 November 2017.