



Statement of Information

Section 47F of the Estate Agents act 1980

2A Cumbernauld Cres, Deer Park

3 Bedroom, 1 Bathroom, Study, Single garage, Land approx. 173m²

Indicative selling price

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

Range between \$510,000 - \$550,000

Median sale price

The median selling price for a

House in Deer Park for period Feb 2017 – Feb 2018 **\$552,250**

Unit in Deer Park for period Feb 2017 – Feb 2018 **\$429,500**

source RP Data Pty Ltd trading as CoreLogic.

Comparable property sales

These are the four 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.

841B Ballarat Road, Deer Park	\$530,000	8th Jan 2018
3 Bedroom, 2 Bathroom, Land approx. 153m		
843 Ballarat Road, Deer Park	\$530,000	10th Nov 2017
3 Bedroom, 2 Bathroom, Land approx. 154m		
839 Ballarat Road, Deer Park	\$521,500	7th Oct 2017
3 Bedroom, 2 Bathroom, Land approx. 279m		
28A Runcorn Crescent, Deer Park	\$634,000	4th Oct 2017
3 Bedroom, 2 Bathroom, Land approx. 227m		

Contact Agent

Cameron Marrs

9363 0388

0400 515 458

cmarrs@bigginScott.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

WE DELIVER... **Biggin & Scott**

Biggin & Scott Deer Park
Shop 1/821 Ballarat Road,
Deer Park, Vic 3023