



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**37 Edmondshaw Drive,  
DEER PARK 3023**

### Indicative selling price

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

**Range \$550,000 - \$600,000**

### Median sale price

Median **House** for **DEER PARK** for period **Aug 2017 - Jul 2018**

Sourced from **CoreLogic**.

**\$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.

**34 Erin Square ,**  
Deer Park 3023

**Price \$595,000** Sold 29  
March 2018

**18 Cymbal Road,**  
Deer Park 3023

**Price \$585,000** Sold 07 May  
2018

**12 Bentley Drive,**  
Deer Park 3023

**Price \$574,000** Sold 24  
August 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 CoreLogic.

House

3 beds

2 baths

2 parking

### YPA Estate Agents Derrimut

9/20 Mt Derrimut Rd,  
Derrimut VIC 3030

### Contact agents



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