

## 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 41 Neale Road, 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 between \$ 570,000 & \$ 625,000

### Median sale price

Median price \$ 510,000 House ☒ Suburb Deer Park  
Period - From Jan 2017 to Dec 2017 Source RPDData 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. 73 Neale Road, Deer Park, 3023	\$ 582,000	18/07/2017
2. 1 Hovell Street, Deer Park, 3023	\$ 629,500	16/09/2017
3. 13 Soame Street, Deer Park, 3023	\$ 575,000	22/12/2017

Property data source: RPDData corelogic.com.au

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