

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/24 Glencairn Avenue,  
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 \$400,000 - \$440,000**

### Median sale price

Median **Unit** for **DEER PARK** for period **Sep 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$440,000**

### 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.

**3/18 Irvine Street,**  
Deer Park 3023

**Price \$480,000** Sold 11 May  
2018

**1/17 Sunhill Crescent,**  
Ardeer 3022

**Price \$450,000** Sold 18  
September 2017

**2/3 Montasell Avenue ,**  
Deer Park 3023

**Price \$445,000** Sold 22  
January 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 Pricefinder.

Unit

2 beds

2 baths

1 parking

#### YPA Estate Agents Derrimut

9/20 Mt Derrimut Rd,  
Derrimut VIC 3030

#### Contact agents



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