

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

56 Lake Boga Avenue, Deer Park, 3023

Indicative selling price

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

range between

\$ 550,000

&

\$ 600,000

Median sale price

Median price

\$ 522,000

House

X

Suburb

Deer Park

Period - From

Oct 2016

to

Oct 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. 20 Lee Street, Deer Park, 3023	\$ 600,000	29/01/2018
2. 2 Lewin Street, Deer Park, 3023	\$ 600,000	27/01/2018
3. 37 Lee Street, Deer Park, 3023	\$ 589,000	09/09/2017