Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

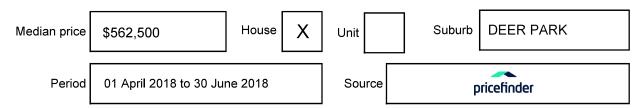
| Address Including suburb and postcode | 3 TERRONT COURT, DEER PARK, VIC |
|---|---------------------------------|
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Indicative selling price

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

Price Range: \$500,000 to \$545,000

Median sale price



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 |
|--------------------------------------|-----------|--------------|
| 32 ROBINSONS RD, DEER PARK, VIC 3023 | \$566,000 | 07/05/2018 |
| 62 CHESTER CRES, DEER PARK, VIC 3023 | \$540,000 | 23/04/2018 |
| 4 ROXY MEWS, DEER PARK, VIC 3023 | \$540,000 | 26/03/2018 |