

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Address

30 Edmondshaw Drive, Deer Park VIC 3023

Indicative selling price

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

Selling Range \$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$562,403

*House

X

*unit

Suburb
or locality

Deer Park

Period - From

01/02/17

to

31/01/18

Source

RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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. 75 Foleys Road, Deer Park, VIC, 3023	\$630,000	16/11/2017
2. 90 Hatchlands Drive, Deer Park, VIC, 3023	\$610,000	25/11/2017
3. 7 Amron Close, Deer Park, VIC, 3023	\$620,000	25/11/2017

OR

B* ~~Either The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~

~~Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~