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	31 Old Course Crescent, Deer Park, 3023

Indicative selling price

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

range between	$ 580,000	&	$ 620,000

Median sale price

Median price	$ 509,715	House	✓	Suburb	Deer Park
Period - From	Feb 2017	to	May 2017	Source	REIV propertydata.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. 13 Bogey Street, Deer Park, 3023	$ 610,500	10/03/2017
2. 7 Pioneer Drive, Deer Park, 3023	$ 626,000	22/01/2017
3. 89 Hatchlands Drive, Deer Park, 3023	$ 591,000	27/02/2017

Property data source: REIV propertydata.com.au Generated on 29th May 2017.