

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 Buckhaven Street Deer Park VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

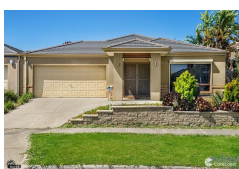
Date of sale

16 Lanark Place Deer Park VIC 3023	\$651,500	26-Nov-19
31 Hemsley Drive Deer Park VIC 3023	\$660,000	21-Dec-19
6 Central Park Boulevard Deer Park VIC 3023	\$640,000	02-Nov-19

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 18 February 2020

 16 Lanark Place - DEER PARK	16 Lanark Place Deer Park VIC 3023	Sold Price	\$651,500	Sold Date	26-Nov-19
	 4  2  2			Distance	0.56km
 31 Hemsley Drive - DEER PARK	31 Hemsley Drive Deer Park VIC 3023	Sold Price	^{RS} \$660,000	Sold Date	21-Dec-19
	 3  2  2			Distance	0.57km
	6 Central Park Boulevard Deer Park VIC 3023	Sold Price	\$640,000	Sold Date	02-Nov-19
	 4  2  2			Distance	0.82km

RS = Recent sale

UN = Undisclosed Sale

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