

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	13 Soame Street, Deer Park, 3023
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Indicative selling price

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

range between	\$ 550,000	&	\$ 590,000
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Median sale price

Median price	\$ 505,000	House	☒	Suburb	Deer Park
Period - From	Nov 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. 179 Station Road, Deer Park, 3023	\$ 596,000	7/10/2017
2. 15 Newbury Street, Deer Park, 3023	\$ 559,000	6/07/2017
3. 34 Laming Road, Deer Park, 3023	\$ 592,000	24/06/2017

Property data source: RPData corelogic.com.au

Generated on 20 November 2017.