

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Address

1/147 Station Road, Deer Park VIC 3023

Indicative selling price

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

Selling Range \$410,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median price \$402,976

~~*House~~

*unit X

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. 2/37 Dumfries Street Deer Park, VIC, 3023	\$427,000	15/12/2017
2. 2/20 Kynoch Street Deer Park, VIC, 3023	\$415,000	05/08/2017
3. 1/71-73 Station Road Deer Park, VIC, 3023	\$445,502	04/11/2017

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*.~~