

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

37 Christie Street, Deer Park Vic 3023

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$595,000

House

X

Unit

Suburb

Deer Park

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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 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	5 Welwyn Pde DEER PARK 3023	\$557,500	11/08/2018
2	28 Tulloch St DEER PARK 3023	\$545,000	14/07/2018
3	45 Billingham Rd DEER PARK 3023	\$535,000	22/05/2018

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 six months.

37 Christie Street, Deer Park Vic 3023



 2  1  0

Rooms:

Property Type: House (Res)

Land Size: 464 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

June quarter 2018: \$595,000

Comparable Properties



5 Welwyn Pde DEER PARK 3023 (REI)

Agent Comments

 3  1  4

Price: \$557,500

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: House (Res)



28 Tulloch St DEER PARK 3023 (REI/VG)

Agent Comments

 3  1  1

Price: \$545,000

Method: Auction Sale

Date: 14/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 490 sqm approx



45 Billingham Rd DEER PARK 3023 (VG)

Agent Comments

 3  -  -

Price: \$535,000

Method: Sale

Date: 22/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 457 sqm approx