

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 785 Ballarat Road, Deer Park, 3023

Indicative selling price

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

or range between \$ 645,000 & \$ 685,000

Median sale price

Median price \$ 556,000 House ☒ Suburb Deer Park
Period - From March 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. 64 Poole Street, Deer Park	\$ 646,000	06/05/2017
2. 5 Blackley Court, Deer Park	\$ 713,000	26/11/2016
3. 32 Poole Street, Deer Park	\$ 692,000	29/04/2017

Property data source: REIV propertydata.com.au Generated on 19 May 2017