



STATEMENT OF INFORMATION

34 ERIN SQUARE, DEER PARK, VIC 3023

PREPARED BY CAMERON PARKER, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 ERIN SQUARE, DEER PARK, VIC 3023

3 2 2

Indicative Selling Price

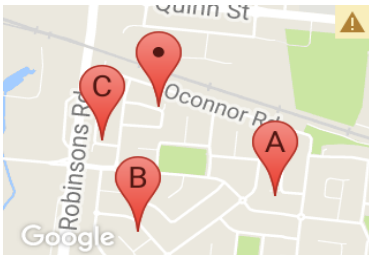
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

560,000 to 595,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



DEER PARK, VIC, 3023

Suburb Median Sale Price (House)

\$574,000

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



11 HATFIELD PL, DEER PARK, VIC 3023

3 2 1

Sale Price

***\$575,000**

Sale Date: 14/02/2018

Distance from Property: 496m



24 DUNCOMBE PARK WAY, DEER PARK, VIC

3 2 2

Sale Price

***\$593,000**

Sale Date: 06/02/2018

Distance from Property: 455m



8 JONAH PDE, DEER PARK, VIC 3023

3 2 2

Sale Price

\$605,000

Sale Date: 28/11/2017

Distance from Property: 223m



This report has been compiled on 08/03/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

34 ERIN SQUARE, DEER PARK, VIC 3023

Indicative selling price

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

Price Range:

560,000 to 595,000

Median sale price

Median price

\$574,000

House

X

Unit

Suburb

DEER PARK

Period

01 July 2017 to 31 December 2017

Source



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
11 HATFIELD PL, DEER PARK, VIC 3023	*\$575,000	14/02/2018
24 DUNCOMBE PARK WAY, DEER PARK, VIC 3023	*\$593,000	06/02/2018
8 JONAH PDE, DEER PARK, VIC 3023	\$605,000	28/11/2017