

# 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

4 Eymard Street, Deer Park Vic 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$480,000

### Median sale price

Median price \$595,000 Property Type House Suburb Deer Park

Period - From 01/10/2019 to 31/12/2019 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	39 Canterbury St DEER PARK 3023	\$525,000	30/07/2019
2	4 Cedar CI DEER PARK 3023	\$499,500	21/08/2019
3	85 Billingham Rd DEER PARK 3023	\$490,000	10/12/2019

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.~~

This Statement of Information was prepared on:

29/01/2020 17:47

4 Eymard Street, Deer Park Vic 3023



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$460,000 - \$480,000  
**Median House Price**  
December quarter 2019: \$595,000

## Comparable Properties

**39 Canterbury St DEER PARK 3023 (VG)**

Agent Comments



**Price:** \$525,000  
**Method:** Sale  
**Date:** 30/07/2019  
**Property Type:** House (Res)  
**Land Size:** 499 sqm approx



**4 Cedar CI DEER PARK 3023 (VG)**

Agent Comments



**Price:** \$499,500  
**Method:** Sale  
**Date:** 21/08/2019  
**Property Type:** House (Res)  
**Land Size:** 523 sqm approx



**85 Billingham Rd DEER PARK 3023 (REI/VG)**

Agent Comments



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 10/12/2019  
**Property Type:** House  
**Land Size:** 599 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.