

STATEMENT OF INFORMATION

839 BALLARAT ROAD, DEER PARK, VIC 3023

PREPARED BY KENNY NGUYEN, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



839 BALLARAT ROAD, DEER PARK, VIC

 3  2  2

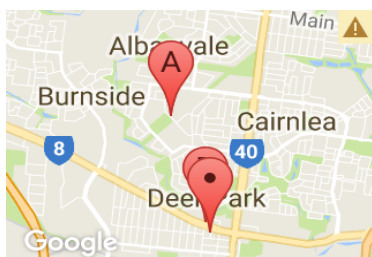
Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: Kenny Nguyen, Professionals Caroline Springs

MEDIAN SALE PRICE



DEER PARK, VIC, 3023

Suburb Median Sale Price (Unit)

\$365,000

01 July 2016 to 30 June 2017

Provided by: 

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.



A BALLARAT RD, DEER PARK, VIC 3023

 3  2  2

Sale Price

***\$507,000**

Sale Date: 18/07/2017

Distance from Property: 471m



24 PHYLLIS PDE, DEER PARK, VIC 3023

 3  3  1

Sale Price

\$547,500

Sale Date: 23/05/2017

Distance from Property: 1.7km



2/844 BALLARAT RD, DEER PARK, VIC 3023

 3  2  1

Sale Price

\$530,000

Sale Date: 28/03/2017

Distance from Property: 152m



This report has been compiled on 29/08/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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6 KYNOCH ST, DEER PARK, VIC 3023

 4  3  2

Sale Price

***\$565,000**

Sale Date: 07/08/2017

Distance from Property: 668m

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

839 BALLARAT ROAD, DEER PARK, VIC 3023

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$365,000

House

X

Unit

Suburb

DEER PARK

Period

01 July 2016 to 30 June 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
A BALLARAT RD, DEER PARK, VIC 3023	*\$507,000	18/07/2017
24 PHYLLIS PDE, DEER PARK, VIC 3023	\$547,500	23/05/2017
2/844 BALLARAT RD, DEER PARK, VIC 3023	\$530,000	28/03/2017
6 KYNOCH ST, DEER PARK, VIC 3023	*\$565,000	07/08/2017