

## 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 17 Stapehill Avenue, Deer Park, 3023

### Indicative selling price

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

Single Price \$659,000

### Median sale price

Median price \$ 550,000

House ☒

Suburb Deer Park

Period - From March 2017 to February 2018

Source RPData corelogic.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. 9 Denmans Mews, Deer Park, 3023	\$ 710,000	2/11/2017
2. 5 Amron Close, Deer Park, 3023	\$ 640,000	01/02/2018
3. 9 Eagle Way, Deer Park, 3023	\$ 701,000	30/11/2017