

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 1/70 Carroll Street, Deer Park, 3023

Indicative selling price

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

range between \$ 530,000 & \$ 570,000

Median sale price

Median price \$420,000 Unit X Suburb Deer Park
Period - From April 2017 to March 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. 841B Ballarat Road, Deer Park, 3023 | \$ 530,000 | 19/12/2017 |
| 2. 2A Cumbernauld Crescent, Deer Park, 3023 | \$ 535,000 | 15/03/2018 |
| 3. 843 Ballarat Road, Deer Park, 3023 | \$ 530,000 | 10/11/2017 |