

## 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

65 Dumfries 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) (\*Delete single price or range as applicable)

Single Price

\$499,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 6 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 85 Billingham Road Deer Park VIC 3023     | \$490,000 | 12-Nov-19 |
| 23 Birchwood Boulevard Deer Park VIC 3023 | \$520,000 | 30-Jan-20 |
| 33 Erindale Avenue Deer Park VIC 3023     | \$485,000 | 19-Dec-19 |

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 6 months.~~

This Statement of Information was prepared on: 26 February 2020



**85 Billingham Road Deer Park VIC 3023**

Sold Price

**\$490,000**

Sold Date

**12-Nov-19**

3

1

1

Distance

**0.32km**



**23 Birchwood Boulevard Deer Park VIC 3023**

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date

**30-Jan-20**

3

1

1

Distance

**0.62km**



**33 Erindale Avenue Deer Park VIC 3023**

Sold Price

<sup>RS</sup> **\$485,000**

Sold Date

**19-Dec-19**

4

1

2

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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