

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	910 Ballarat Road, Deer Park, 3023
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Indicative selling price

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

Range between	\$ 490,000	&	\$ 539,000
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Median sale price

Median price	\$ 486,000	House	<input checked="" type="checkbox"/>	Suburb	Deer Park
Period - From	October 2016	to	September 2017	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. 10 Ravenslea Crescent, Deer Park, 3023	\$ 510,000	12/07/2017
2. 870 Ballarat Road, Deer Park, 3023	\$ 510,000	31/08/2017
3. 71 Lee Street, Deer Park, 3023	\$ 520,000	26/04/2017

Property data source: RPData corelogic.com.au

Generated on 23rd October 2017.