

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 7 Newbury Street, Deer Park 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$500,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$575,000 *House ☒ *Unit ☐ Suburb Deer Park
Period - From July 2018 to September 2018 Source APM - Pricfinder

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 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 – 28 Ferris Avenue, Deer Park	\$587,500	05/10/2018
2 – 56 Huddersfield Road, Deer Park	\$550,000	03/09/2018
3 – 20 Ambon Avenue, Deer Park	\$570,000	28/07/2018

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 six months.

Brian Mark
The local agents you can trust