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

2 Longfield Way, Deer Park Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$500,000	&	\$550,000				
Median sale price*							
Median price		Property Type	Suburb Deer Park				
Period - From		to	Source				

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.

Ade	dress of comparable property	Price	Date of sale
1	6 Buckhaven St DEER PARK 3023	\$550,000	21/01/2022
2	1/100 Capesthorne Dr DERRIMUT 3026	\$541,000	20/01/2022
3	12 Buckhaven St DEER PARK 3023	\$530,000	10/03/2022

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.

This Statement of Information was prepared on:

27/06/2022 20:24

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



RT Edgar





Property Type: House Agent Comments

Indicative Selling Price \$500,000 - \$550,000 No median price available

Comparable Properties



6 Buckhaven St DEER PARK 3023 (VG)



Price: \$550,000 Method: Sale Date: 21/01/2022 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/100 Capesthorne Dr DERRIMUT 3026 (VG)

Agent Comments



Price: \$541,000 Method: Sale Date: 20/01/2022 Property Type: Flat/Unit/Apartment (Res)



12 Buckhaven St DEER PARK 3023 (VG)



Agent Comments

Price: \$530,000 Method: Sale Date: 10/03/2022 Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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