

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 13/06/2018

### Property offered for sale

Address  
Including suburb and  
postcode 11 Bridie Street, Deer Park

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$580,000 House  Suburb Deer Park  
Period - From 01/06/2017 to 01/06/2018 Source RP Data

### Comparable property sales

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. 9 Meakin Way, Deer Park	\$580,500	20/01/2018
2. 5 Erin Square, Deer Park	\$595,000	19/02/2018
3. 34 Erin Square, Deer Park	\$595,000	02/04/2018