

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 35 O'Connor Road, Deer Park, 3023

Indicative selling price

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

range between \$ 530,000 & \$ 560,000

Median sale price

Median price \$ 486,000 House Suburb Deer Park
Period - From Nov 2016 to Oct 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. 33 Ashgrove Drive, Deer Park, 3023 | \$ 530,000 | 6/08/2017 |
| 2. 3 Ashgrove Drive, Deer Park, 3023 | \$ 565,000 | 24/10/2017 |
| 3. 25 Jonah Parade, Deer Park, 3023 | \$ 575,000 | 25/05/2017 |

Property data source: REIV propertydata.com.au Generated on 27 October 2017.