

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4/78-80 Lake Boga Avenue, Deer Park, VIC 3023

INDICATIVE SELLING PRICE

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

Range Between \$410,000 & \$450,000

MEDIAN SALE PRICE

Median price \$427,500 | Unit | Deer Park (3023)

Period - From 1 March 2017 to 5 March 2018 | Source - www.realestate.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
1/64 RAILWAY PARADE, DEER PARK VIC 3023	\$495,000	04/12/2017
1/2 GLENCAIRN AVENUE, DEER PARK VIC 3023	\$450,000	23/02/2018
1/71-73 STATION ROAD, DEER PARK VIC 3023	\$445,000	04/11/2017