

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 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.

	Address of comparable property	Price	Date of sale
1	32 Poole St DEER PARK 3023	\$692,000	29/04/2017
2	13 Poole St DEER PARK 3023	\$681,000	31/07/2017
3	64 Poole St DEER PARK 3023	\$646,000	06/05/2017

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.



3 1 2

Rooms:
Property Type:
Land Size: 691 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$710,000
Median House Price
June quarter 2017: \$590,550

Comparable Properties

32 Poole St DEER PARK 3023 (REI)

Agent Comments

3 2 4

Price: \$692,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 723 sqm approx



13 Poole St DEER PARK 3023 (REI)

Agent Comments

3 1 2

Price: \$681,000
Method: Private Sale
Date: 31/07/2017
Rooms: 4
Property Type: House



64 Poole St DEER PARK 3023 (REI)

Agent Comments

3 2 2

Price: \$646,000
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 713 sqm approx