

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale
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Address	31 Poole Street, Deer Park Vic 3023
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$680,000	&	\$710,000

Median sale price

Median price	\$590,550	Hou	se X	Unit		Suburb	Deer Park
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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.











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)

3





Agent Comments

Price: \$692,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: House (Res) **Land Size:** 723 sqm approx

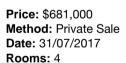
13 Poole St DEER PARK 3023 (REI)

1 3





Agent Comments



Property Type: House

64

64 Poole St DEER PARK 3023 (REI)





Agent Comments



Price: \$646,000 Method: Auction Sale Date: 06/05/2017

Rooms: -

Property Type: House (Res) **Land Size:** 713 sqm approx

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