



# STATEMENT OF INFORMATION

Prepared on 27 May 2019

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

31 Doherty Street Deer Park VIC 3023

3 2 2

## Indicative Selling Price

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

Range between \$680,000 & \$700,000

## Median Sale Price

\$570,000 Houses in Deer park between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**43 Poole Street Deer Park VIC 3023** Sold Price **\$750,000** Sold Date **31-Oct-18**  
 3 1 2 Distance **0.68km**



**49 Hemsley Drive Deer Park VIC 3023** Sold Price **\$675,000** Sold Date **26-Jan-19**  
 4 2 2 Distance **0.81km**



**4 Muirfield Street Deer Park VIC 3023** Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **03-May-19**  
 3 2 2 Distance **0.94km**

RS = Recent sale      UN = Undisclosed Sale

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