

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	12 Crosslee Court Deer Park VIC 3023
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$780,000	&	\$845,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$545,000	Property type	House	Suburb	Deer Park
Period-from	01 Jan 2019	to	31 Dec 2019	Source	Corelogic

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 6 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
7 Lloyd Street Deer Park VIC 3023	\$715,000	14-Dec-19
7 Washington Street St Albans VIC 3021	\$715,000	24-Sep-19

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 6 months.

This Statement of Information was prepared on: 09 January 2020

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7 Lloyd Street Deer Park VIC 3023	Sold Price	\$715,000	Sold Date	14-Dec-19
3 1 2	Distance	1.55km		



7 Washington Street St Albans VIC 3021	Sold Price		Sold Date	24-Sep-19
3 1 4	Distance	2km		

RS = Recent sale

UN = Undisclosed Sale

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