

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/22 Irvine Street, DEER PARK 3023

Indicative selling price

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

Range $450,000 - $495,000

Median sale price

Median **Townhouse** for **DEER PARK** for period **Apr 2019 - Oct 2019**
Sourced from **REA**.

$541,250

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 the most comparable to the property for sale.

1/4 Carroll Street, Deer Park 3023	Price **$472,000** Sold 31 October 2019
44 Carroll Street, Deer Park 3023	Price **$470,000** Sold 17 October 2019
44A Clairview Road, Deer Park 3023	Price **$460,000** Sold 02 October 2019

This Statement of Information was prepared on 19th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

Sweeney Estate Agents Caroline Springs

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