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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

85 Billingham Road Deer Park VIC 3023

3 1 1

### Indicative Selling Price

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

Range between \$480,000 & \$528,000

### Median Sale Price

\$557,250 Houses in Deer park between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

### Comparable Property Sales

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.



**2 Tamar Drive Deer Park VIC 3023** Sold Price **\$510,000** Sold Date **24-Oct-18**  
 3 2 1 Distance **0.1km**



**1 Birchwood Boulevard Deer Park VIC 3023** Sold Price **\$515,000** Sold Date **17-Dec-18**  
 3 1 1 Distance **0.2km**



**11B Winnington Street Deer Park VIC 3023** Sold Price **\$520,000** Sold Date **22-Jan-19**  
 4 1 2 Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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