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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8A Neimur Avenue Deer Park VIC 3023

 3  2  3

## Indicative Selling Price

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

Range between \$795,000 & \$874,000

## Median Sale Price




\$575,000 Houses in Deer park between 01 Nov 2017 - 31 Oct 2018

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.






**29 Poole Street Deer Park VIC 3023** Sold Price **\$799,000** Sold Date **17-Oct-18**  
 4  2  2 Distance **0.16km**



**5 Railway Parade Deer Park VIC 3023** Sold Price **\$1,060,000** Sold Date **21-Aug-18**  
 3  1  2 Distance **0.2km**



**40 Poole Street Deer Park VIC 3023** Sold Price **\$860,000** Sold Date **20-Aug-18**  
 4  2  2 Distance **0.24km**

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