

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

7 Welwyn Parade Deer Park VIC 3023

Indicative selling price

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

Single Price

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Deer Park

Period-from

01 Feb 2019

to

31 Jan 2020

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

54 Welwyn Parade Deer Park VIC 3023	\$530,000	25-Sep-19
17 Croydon Avenue Deer Park VIC 3023	\$542,000	07-Nov-19
80 Welwyn Parade Deer Park VIC 3023	\$575,000	16-Jan-20

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: 20 February 2020



54 Welwyn Parade Deer Park VIC 3023

Sold Price

\$530,000

Sold Date

25-Sep-19

 3

 2

 5

Distance

0.44km



17 Croydon Avenue Deer Park VIC 3023

Sold Price

\$542,000

Sold Date

07-Nov-19

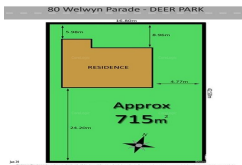
 3

 1

 2

Distance

0.51km



80 Welwyn Parade Deer Park VIC 3023

Sold Price

\$575,000

Sold Date

16-Jan-20

 3

 1

 -

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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