

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	69 Welwyn Parade, Deer Park, 3023
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Indicative selling price

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

range between \$ 575,000 & \$ 630,000

Median sale price

Median price	\$522,000	House	<input checked="" type="checkbox"/>	Suburb	Deer Park
Period - From	Jan 2017	to	Dec 2017	Source	RPData corelogic.com.au

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 13 Soame Street, Deer Park, 3023	\$ 575,000	22/12/2017
2. 31 Dumfries Street, Deer Park, 3023	\$ 599,000	10/10/2017
3. 12 Stoke Street, Deer Park, 3023	\$ 600,000	02/12/2017