

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	62 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	\$ 490,000	&	\$ 539,000
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Median sale price

Median price	\$562,403	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. 860 Ballarat Road, Deer Park, 3023	\$ 500,000	9/12/2017
2. 10 Nova Avenue, Deer Park, 3023	\$ 507,500	3/01/2018
3. 81 Welwyn Parade, Deer Park, 3023	\$ 532,000	30/10/2017