

## 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

1/88 WELWYN PARADE DEER PARK VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$635,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 PALM STREET DEER PARK VIC 3023	\$625,000	26-Sep-23
1/1 CARROLL STREET DEER PARK VIC 3023	\$685,000	18-Jul-23
1/12 PARKWOOD COURT DEER PARK VIC 3023	\$660,000	19-May-23

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: 18 October 2023



## 4 PALM STREET DEER PARK VIC 3023

3 2 4

Sold Price

RS

\$625,000

Sold Date

26-Sep-23

Distance

1.68km



## 1/1 CARROLL STREET DEER PARK VIC 3023

3 2 3

Sold Price

\$685,000

Sold Date

18-Jul-23

Distance

1.64km



## 1/12 PARKWOOD COURT DEER PARK VIC 3023

4 2 2

Sold Price

\$660,000

Sold Date

19-May-23

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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