

## 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

101 PHYLLIS PARADE DEER PARK VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Deer Park

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 13 BIRCHWOOD BOULEVARD DEER PARK VIC 3023 | \$625,000 | 20-Aug-22 |
| 30 LAMING ROAD DEER PARK VIC 3023         | \$626,000 | 06-Oct-22 |
| 46 CHESTER CRESCENT DEER PARK VIC 3023    | \$612,500 | 25-Oct-22 |

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 November 2022



## 13 BIRCHWOOD BOULEVARD DEER PARK VIC 3023

3 1 1

Sold Price

**\$625,000**

Sold Date **20-Aug-22**

Distance

**0.5km**



## 30 LAMING ROAD DEER PARK VIC 3023

3 1 2

Sold Price

<sup>RS</sup> **\$626,000**

Sold Date **06-Oct-22**

Distance

**0.77km**



## 46 CHESTER CRESCENT DEER PARK VIC 3023

3 2 2

Sold Price

<sup>RS</sup> **\$612,500**

Sold Date **25-Oct-22**

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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