

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

3/88 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

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,000

Property type

House

Suburb

Deer Park

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/15 EARLSFIELD COURT DEER PARK VIC 3023	\$500,000	20-Dec-23
3/8 KYNOCH STREET DEER PARK VIC 3023	\$475,000	22-Oct-23
2/44 LEWIN STREET DEER PARK VIC 3023	\$481,000	01-Dec-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: 12 April 2024



**2/15 EARLSFIELD COURT DEER
PARK VIC 3023**

 3  1  2

Sold Price

\$500,000

Sold Date

20-Dec-23

Distance

0.4km



**3/8 KYNOCH STREET DEER PARK
VIC 3023**

 2  1  1

Sold Price

\$475,000

Sold Date

22-Oct-23

Distance

0.51km



**2/44 LEWIN STREET DEER PARK
VIC 3023**

 2  1  3

Sold Price

\$481,000

Sold Date

01-Dec-23

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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