

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/78 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

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/109 STATION ROAD DEER PARK VIC 3023	412350	28-Mar-22
2/16 KYNOCH STREET DEER PARK VIC 3023	515000	10-Jun-22
23 HUDDERSFIELD ROAD DEER PARK VIC 3023	475000	09-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 July 2022



2/109 STATION ROAD DEER PARK VIC 3023

Sold Price

412350

Sold Date

28-Mar-22

2

1

2

Distance

0.76km



2/16 KYNOCH STREET DEER PARK VIC 3023

Sold Price

^{RS} **515000**

Sold Date

10-Jun-22

2

1

1

Distance

0.43km



23 HUDDERSFIELD ROAD DEER PARK VIC 3023

Sold Price

^{RS} **475000**

Sold Date

09-May-22

2

1

1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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