### 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	6 Welwyn Parade, Deer Park Vic 3023
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$540,000	
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# Median sale price

Median price	\$533,500	Hou	use X	Unit		Suburb	Deer Park
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	31 Dumfries St DEER PARK 3023	\$599,000	10/10/2017
2	18 Huddersfield Rd DEER PARK 3023	\$580,000	16/12/2017
3	11 Marcellin Ct DEER PARK 3023	\$510,000	06/11/2017

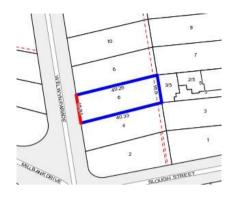
#### OR

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 six months.



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**Indicative Selling Price** \$520,000 - \$540,000 **Median House Price** Year ending September 2017: \$533,500

# Comparable Properties

31 Dumfries St DEER PARK 3023 (VG)

**-**3



Price: \$599.000 Method: Sale Date: 10/10/2017

Rooms: -

Property Type: House (Res) Land Size: 685 sqm approx **Agent Comments** 

18 Huddersfield Rd DEER PARK 3023 (REI)

**-**3







Agent Comments

Price: \$580,000 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: House (Res) Land Size: 715 sqm approx



**1** 3





**Agent Comments** 

Price: \$510,000 Method: Private Sale Date: 06/11/2017 Rooms: 4

Property Type: House Land Size: 624 sqm approx

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Generated: 08/01/2018 10:27