

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

6 Welwyn Parade, Deer Park Vic 3023

Indicative selling price

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

Range between

\$520,000

&

\$540,000

Median sale price

Median price

\$533,500

House

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.

	Address 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.

6 Welwyn Parade, Deer Park Vic 3023



Rooms:
Property Type:
Agent Comments

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)

Agent Comments



Price: \$599,000
Method: Sale
Date: 10/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 685 sqm approx



18 Huddersfield Rd DEER PARK 3023 (REI)

Agent Comments



Price: \$580,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 715 sqm approx



11 Marcellin Ct DEER PARK 3023 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 06/11/2017
Rooms: 4
Property Type: House
Land Size: 624 sqm approx