

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

5 Crosslee Court 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,750

Property type

House

Suburb

Deer Park

Period-from

01 Oct 2020

to

30 Sep 2021

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

84 Welwyn Parade Deer Park VIC 3023	\$651,200	15-May-21
47 Welwyn Parade Deer Park VIC 3023	\$647,000	14-Jun-21
30 Welwyn Parade Deer Park VIC 3023	\$635,000	21-Apr-21

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 October 2021



84 Welwyn Parade Deer Park VIC 3023

Sold Price

\$651,200

Sold Date

15-May-21

4

1

4

Distance

0.1km



47 Welwyn Parade Deer Park VIC 3023

Sold Price

\$647,000

Sold Date

14-Jun-21

3

2

2

Distance

0.21km



30 Welwyn Parade Deer Park VIC 3023

Sold Price

\$635,000

Sold Date

21-Apr-21

3

1

2

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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