

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

3/16 KYNOCH STREET 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

\$465,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Deer Park

Period-from

01 Nov 2021

to

31 Oct 2022

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

4/78 WELWYN PARADE DEER PARK VIC 3023	\$460,000	20-Aug-22
2/16 KYNOCH STREET DEER PARK VIC 3023	\$515,000	25-May-22
1/22 WELWYN PARADE DEER PARK VIC 3023	\$475,000	25-Jul-22

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: 10 November 2022



4/78 WELWYN PARADE DEER PARK VIC 3023

2 1 1

Sold Price **\$460,000** Sold Date **20-Aug-22**

Distance **0.43km**



2/16 KYNOCH STREET DEER PARK VIC 3023

2 1 1

Sold Price **\$515,000** Sold Date **25-May-22**

Distance **0.01km**



1/22 WELWYN PARADE DEER PARK VIC 3023

2 1 2

Sold Price **\$475,000** Sold Date **25-Jul-22**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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