

## 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 2/8 WIDNES COURT DEER PARK VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price or range between \$550,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$490,000	Property type	Unit	Suburb	Deer Park
Period-from	01 May 2021	to	30 Apr 2022	Source	Corelogic

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

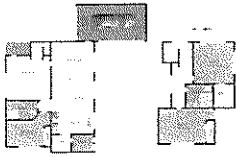
A\* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
2/54 BILLINGHAM ROAD DEER PARK VIC 3023	\$575,000	08-Mar-22
2/6 BLACKLEY COURT DEER PARK VIC 3023	\$595,000	04-May-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: 31 May 2022



2/54 BILLINGHAM ROAD DEER  
PARK VIC 3023

3 2 1

Sold Price

<sup>RS</sup> \$575,000 Sold Date 08-Mar-22

Distance 0.3km



2/6 BLACKLEY COURT DEER PARK  
VIC 3023

3 2 2

Sold Price

<sup>RS</sup> \$595,000 Sold Date 04-May-22

Distance 0.37km

RS = Recent sale

UN = Undisclosed Sale

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