

## 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

8 Phyllis Parade 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

\$610,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Deer Park

Period-from

01 Dec 2020

to

30 Nov 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

9 Wellington Court Deer Park VIC 3023	\$620,000	23-Jun-21
6 Ferris Avenue Deer Park VIC 3023	\$640,000	20-Oct-21
20 Stevenage Crescent Deer Park VIC 3023	\$650,000	03-Aug-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: 06 December 2021



**9 Wellington Court Deer Park VIC 3023**

Sold Price

**\$620,000**

Sold Date

**23-Jun-21**

5

2

2

Distance

**0.07km**



**6 Ferris Avenue Deer Park VIC 3023**

Sold Price

**\$640,000**

Sold Date

**20-Oct-21**

3

1

3

Distance

**0.17km**



**20 Stevenage Crescent Deer Park VIC 3023**

Sold Price

**\$650,000**

Sold Date

**03-Aug-21**

3

1

2

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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