

## 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 WARRINGTON CRESCENT 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Deer Park

Period-from

01 Mar 2021

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 35 WINSLOW CRESCENT DEER PARK VIC 3023 | \$650,000 | 11-Oct-21 |
| 8 PHYLLIS PARADE DEER PARK VIC 3023    | \$617,000 | 12-Jan-22 |
| 7 FERRIS AVENUE DEER PARK VIC 3023     | \$662,000 | 30-Sep-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: 17 March 2022



**35 WINSLOW CRESCENT DEER PARK VIC 3023**

 3  2  3

Sold Price **\$650,000** Sold Date **11-Oct-21**

Distance **0.51km**



**8 PHYLLIS PARADE DEER PARK VIC 3023**

 3  2  3

Sold Price **\$617,000** Sold Date **12-Jan-22**

Distance **0.47km**



**7 FERRIS AVENUE DEER PARK VIC 3023**

 3  2  3

Sold Price **\$662,000** Sold Date **30-Sep-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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