

## 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

2/22 WELWYN 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Deer Park

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/8 KYNOCH STREET DEER PARK VIC 3023	\$475,000	22-Oct-23
3/869 BALLARAT ROAD DEER PARK VIC 3023	\$430,000	13-Jan-24
2/44 LEWIN STREET DEER PARK VIC 3023	\$481,000	01-Dec-23

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: 19 January 2024



**3/8 KYNOCH STREET DEER PARK VIC 3023**

2 1 1

Sold Price

**\$475,000**

Sold Date

**22-Oct-23**

Distance

**0.14km**



**3/869 BALLARAT ROAD DEER PARK VIC 3023**

2 1 1

Sold Price

<sup>RS</sup> **\$430,000**

Sold Date

**13-Jan-24**

Distance

**0.61km**



**2/44 LEWIN STREET DEER PARK VIC 3023**

2 1 3

Sold Price

<sup>RS</sup> **\$481,000**

Sold Date

**01-Dec-23**

Distance

**1.24km**

RS = Recent sale

UN = Undisclosed Sale

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