

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 WAYLETT COURT 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Deer Park

Period-from

01 Jun 2023

to

31 May 2024

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

16 ALLANDALE DRIVE DEER PARK VIC 3023	\$620,000	05-Feb-24
17 ALLANDALE DRIVE DEER PARK VIC 3023	\$580,000	20-May-24

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: 11 June 2024



16 ALLANDALE DRIVE DEER PARK VIC 3023 Sold Price **\$620,000** Sold Date **05-Feb-24**

 3  1  2

Distance **0.05km**



17 ALLANDALE DRIVE DEER PARK VIC 3023 Sold Price ^{RS} **\$580,000** Sold Date **20-May-24**

 3  1  4

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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