

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

9 Welwyn Parade, Deer Park Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$620,000

Median sale price

Median price \$640,000 Property Type House Suburb Deer Park

Period - From 20/03/2023 to 19/03/2024 Source REIV

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 six 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
1	28 Marcellin Ct DEER PARK 3023	\$611,000	16/03/2024
2	29 Welwyn Pde DEER PARK 3023	\$590,000	03/02/2024
3	36 Kynoch St DEER PARK 3023	\$570,000	24/11/2023

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 six months.~~

This Statement of Information was prepared on:

20/03/2024 16:02

9 Welwyn Parade, Deer Park Vic 3023

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au



Property Type: House (Previously Occupied - Detached)
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
20/03/2023 - 19/03/2024: \$640,000

Comparable Properties



28 Marcellin Ct DEER PARK 3023 (REI)

[Agent Comments](#)



Price: \$611,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 639 sqm approx



29 Welwyn Pde DEER PARK 3023 (REI/VG)

[Agent Comments](#)



Price: \$590,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 637.50 sqm approx



36 Kynoch St DEER PARK 3023 (REI/VG)

[Agent Comments](#)



Price: \$570,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 705 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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