



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

97 Phyllis Parade Deer Park VIC 3023

3 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000




## Median Sale Price

\$557,250 Houses in Deer park between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>36 Redditch Crescent Deer Park VIC 3023</b> 3  1  2	Sold Price	<b>\$530,000</b>	Sold Date	<b>13-Apr-19</b>	Distance	<b>0.13km</b>
	<b>20 Phyllis Parade Deer Park VIC 3023</b> 3  2  2	Sold Price	<b>\$530,000</b>	Sold Date	<b>29-Jun-19</b>	Distance	<b>0.28km</b>
	<b>41 Erindale Avenue Deer Park VIC 3023</b> 3  1  1	Sold Price	<b>\$539,000</b>	Sold Date	<b>25-Jul-19</b>	Distance	<b>0.53km</b>

RS = Recent sale      UN = Undisclosed Sale

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