

## 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

1/60 HUDDERSFIELD ROAD 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

\$494,750

Property type

Unit

Suburb

Deer Park

Period-from

01 Jul 2023

to

30 Jun 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

2/22 WELWYN PARADE DEER PARK VIC 3023	\$460,000	24-Apr-24
1/14 KYNOCH STREET DEER PARK VIC 3023	\$495,000	11-Apr-24
2/19 BAYLISS ROAD DEER PARK VIC 3023	\$430,000	31-Jan-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: 31 July 2024

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**2/22 WELWYN PARADE DEER PARK VIC 3023**

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Sold Price **\$460,000** Sold Date **24-Apr-24**Distance **0.59km****1/14 KYNOCH STREET DEER PARK VIC 3023**

🛏️ 3 🚿 1 🚗 1

Sold Price **\$495,000** Sold Date **11-Apr-24**Distance **0.67km****2/19 BAYLISS ROAD DEER PARK VIC 3023**

🛏️ 2 🚿 1 🚗 1

Sold Price **\$430,000** Sold Date **31-Jan-24**Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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