

Waterfront Real Estate  
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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

20 Phyllis Parade Deer Park VIC 3023

 3  2  1

## Indicative Selling Price

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

Range between \$550,000 & \$590,000

## Median Sale Price

\$576,250 Houses in Deer park between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

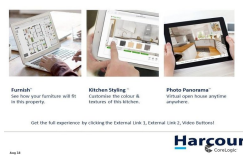


**39 Welwyn Parade Deer Park VIC 3023**

 3  1  3

Sold Price **\$570,000** Sold Date **13-Nov-18**

Distance **0.72km**



**11 Ravenslea Crescent Deer Park VIC 3023**

 3  1  3

Sold Price **\$585,000** Sold Date **17-Oct-18**

Distance **0.93km**



**24 Bird Street Deer Park VIC 3023**

 3  2  2

Sold Price **\$575,000** Sold Date **15-Nov-18**

Distance **1.64km**

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