

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)

Single Price \$560,000

## Median Sale Price

\$575,000 Houses in Deer park between 01 Dec 2017 - 30 Nov 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.



**28 Ferris Avenue Deer Park VIC 3023**

 3  1  1

Sold Price **\$587,500** Sold Date **05-Oct-18**

Distance **0.31km**



**22 Redditch Crescent Deer Park VIC 3023**

 3  2  3

Sold Price **\$555,000** Sold Date **22-Nov-18**

Distance **0.36km**



**36 Chester Crescent Deer Park VIC 3023**

 3  1  4

Sold Price **\$580,000** Sold Date **23-Nov-18**

Distance **0.7km**

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