

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	61 Birchwood Boulevard, Deer Park, 3023
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Indicative selling price

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

range between	\$ 540,000	&	\$ 580,000
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Median sale price

Median price	\$ 550,000	House	<input checked="" type="checkbox"/>	Suburb	Deer Park
Period - From	March 2017	to	February 2018	Source	RPData corelogic.com.au

Comparable property sales

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. 910 Ballarat Road, Deer Park, 3023	\$ 543,000	02/12/2017
2. 13 Soame Street, Deer Park, 3023	\$ 575,000	30/11/2017
3. 1 Wellington Court, Deer Park, 3023	\$ 555,000	11/10/2017