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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

28 Ferris Avenue Deer Park VIC 3023

 4  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 \$580,000 & \$620,000

## Median Sale Price

\$575,000 Houses in Deer park between 01 Sep 2017 - 31 Aug 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.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>30 Birchwood Boulevard Deer Park VIC 3023</b>                                                                                                                                                                                                                  | Sold Price | <b>\$596,500</b> | Sold Date | <b>08-Jun-18</b> |
|                                                                                     |  3  1  2 |            |                  | Distance  | <b>0.1km</b>     |
|  | <b>61 Birchwood Boulevard Deer Park VIC 3023</b>                                                                                                                                                                                                                  | Sold Price | <b>\$590,000</b> | Sold Date | <b>17-Apr-18</b> |
|                                                                                     |  3  1  2 |            |                  | Distance  | <b>0.19km</b>    |
|  | <b>2 Gould Street Deer Park VIC 3023</b>                                                                                                                                                                                                                          | Sold Price | <b>\$605,000</b> | Sold Date | <b>11-Jun-18</b> |
|                                                                                     |  3  1  3 |            |                  | Distance  | <b>0.51km</b>    |

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