

## 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

47 BIRCHWOOD BOULEVARD 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Deer Park

Period-from

01 Jan 2024

to

31 Dec 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

|  |           |           |
|--|-----------|-----------|
| 31 FERRIS AVENUE DEER PARK VIC 3023      | \$620,000 | 26-Sep-24 |
| 29 STEVENAGE CRESCENT DEER PARK VIC 3023 | \$602,000 | 02-Dec-23 |
| 37 ERINDALE AVENUE DEER PARK VIC 3023    | \$610,000 | 26-Mar-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: 13 January 2025



**31 FERRIS AVENUE DEER PARK  
VIC 3023**

 3  2  2

Sold Price **\$620,000** Sold Date **26-Sep-24**

Distance **0.09km**



**29 STEVENAGE CRESCENT DEER  
PARK VIC 3023**

 3  1  2

Sold Price **\$602,000** Sold Date **02-Dec-23**

Distance **0.18km**



**37 ERINDALE AVENUE DEER PARK  
VIC 3023**

 3  1  2

Sold Price **\$610,000** Sold Date **26-Mar-24**

Distance **0.17km**

RS = Recent sale      UN = Undisclosed Sale

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