

## 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

22 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

\$613,750

Property type

House

Suburb

Deer Park

Period-from

01 Nov 2020

to

31 Oct 2021

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

6 Ferris Avenue Deer Park VIC 3023	\$640,000	20-Oct-21
3 Erindale Avenue Deer Park VIC 3023	\$610,000	30-Aug-21
50 Stevenage Crescent Deer Park VIC 3023	\$625,000	03-Nov-21

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: 08 November 2021