

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

6 FERRIS AVENUE DEER PARK VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

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

5 FERRIS AVENUE DEER PARK VIC 3023	\$620,000	20-Oct-24
46 MAWSON AVENUE DEER PARK VIC 3023	\$615,000	09-Nov-24
49 FERRIS AVENUE DEER PARK VIC 3023	\$645,000	02-Jan-25

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: 22 January 2025



5 FERRIS AVENUE DEER PARK VIC 3023 Sold Price **\$620,000** Sold Date **20-Oct-24**

 5  1  2

Distance **0.05km**



46 MAWSON AVENUE DEER PARK VIC 3023 Sold Price **\$615,000** Sold Date **09-Nov-24**

 3  1  1

Distance **0.27km**



49 FERRIS AVENUE DEER PARK VIC 3023 Sold Price ^{RS} **\$645,000** Sold Date **02-Jan-25**

 3  1  -

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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