

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 23 Ferris Avenue, DEER PARK 3023

House



3 beds



1 baths



1 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$475,000 - \$520,000**

## Median sale price

Median **House** for **DEER PARK** for period **Apr 2019 - Oct 2019**

Sourced from **Pricefinder**.

**\$500,000**

## Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**6 Ambon ave,**  
Deer Park 3023

Price **\$550,000** Sold 16 July  
2019

**5 hemel close,**  
Deer Park 3023

Price **\$515,000** Sold 03  
October 2019

**41 Erindale Avenue,**  
Deer Park 3023

Price **\$539,000** Sold 25 July  
2019

This Statement of Information was prepared on 10th Oct 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

## YPA Estate Agents Derrimut

9/20 Mt Derrimut Rd,  
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## Contact agents



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