

# 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

37 Jonah Parade, 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)

range between

\$650,000

&

\$699,000

### Median sale price

Median price

\$640,500

Property type

House

Suburb

Deer Park

Period - From

01/04/2023

to

31/03/2024

Source



### 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 six 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
79 Jonah Parade, Deer Park, VIC 3023	\$680,000	15/11/2023
11 Parkfield Court, Deer Park, VIC 3023	\$692,000	23/10/2023
23 Loxwood Court, Deer Park, VIC 3023	\$680,000	23/01/2024

**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 six months.

This Statement of Information was prepared on: 19/04/2024