

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 94 Foleys Road, Derrimut, 3030

### Indicative selling price

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

range between

\$ 595,000

&

\$ 625,000

### Median sale price

Median price \$ 530,000

House



Suburb Derrimut

Period - From 8 Jan 2017

to

8 June 2017

Source

RPData corelogic.com.au

### Comparable property sales

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
1. 88 Foleys Road, Derrimut, 3030	\$ 595,000	10/05/2017
2. 4 Denmans Mews, Derrimut, 3030	\$ 570,500	16/01/2017
3. 13 Bentley Drive, Deer Park, 3023	\$ 602,000	27/05/2017