

## 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

10 SUDLEY ROAD DERRIMUT VIC 3026

### 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

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,500

Property type

House

Suburb

Derrimut

Period-from

01 Aug 2021

to

31 Jul 2022

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

115 LENNON PARKWAY DERRIMUT VIC 3026	\$881,000	03-Jun-22
2 HADDON GREEN DERRIMUT VIC 3026	\$880,000	04-Jun-22

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: 23 August 2022

**115 LENNON PARKWAY DERRIMUT  
VIC 3026**

Sold Price

RS

**\$881,000**

Sold Date

**03-Jun-22**

4



2



2

Distance

**0.14km****2 HADDON GREEN DERRIMUT VIC  
3026**

Sold Price

**\$880,000**

Sold Date

**04-Jun-22**

4



2



2

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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