

Nathan Chu

P 03 9307 4488

M 0403 126 139

E [nchu@barryplant.com.au](mailto:nchu@barryplant.com.au)

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

12 Nutwood Crescent Derrimut VIC 3026

 3  2  2

## Indicative Selling Price

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

Range between \$615,000 & \$640,000

## Median Sale Price




\$615,000 Houses in Derrimut between 01 May 2018 - 30 Apr 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 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.






<b>23 Lawn Hill Avenue Derrimut VIC 3026</b>	Sold Price	<b>\$625,000</b>	Sold Date	<b>01-Mar-19</b>
 3  2  2			Distance	<b>0.27km</b>



<b>45 Chartwell Crescent Derrimut VIC 3026</b>	Sold Price	<b>\$640,000</b>	Sold Date	<b>12-Dec-18</b>
 3  2  2			Distance	<b>0.77km</b>



<b>29 Northam Green Derrimut VIC 3026</b>	Sold Price	<b>\$615,000</b>	Sold Date	<b>13-Nov-18</b>
 3  2  2			Distance	<b>0.96km</b>

RS = Recent sale

UN = Undisclosed Sale

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