

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

9 JOY AVENUE DERRIMUT VIC 3026

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Derrimut

Period-from

01 Oct 2023

to

30 Sep 2024

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

12 SHERYN STREET DERRIMUT VIC 3026	\$691,000	06-May-24
3 CASHMERE COURT DERRIMUT VIC 3026	\$717,000	13-Jul-24
11 APPLEBY LOOP DERRIMUT VIC 3026	\$710,000	02-Oct-23

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: 29 October 2024

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**12 SHERYN STREET DERRIMUT VIC 3026**

Sold Price

\$691,000Sold Date **06-May-24** 3  2  2Distance **0.12km****3 CASHMERE COURT DERRIMUT VIC 3026**

Sold Price

\$717,000Sold Date **13-Jul-24** 3  2  2Distance **0.17km****11 APPLEBY LOOP DERRIMUT VIC 3026**

Sold Price

\$710,000Sold Date **02-Oct-23** 4  2  2Distance **0.62km****RS** = Recent sale**UN** = Undisclosed Sale

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