

## 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

6 LUDLOW COURT DERRIMUT VIC 3026

### Indicative selling price

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

\$767,500

Property type

House

Suburb

Derrimut

Period-from

01 Aug 2022

to

31 Jul 2023

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

20 HEMSLEY DRIVE DEER PARK VIC 3023	\$1,300,000	23-May-23
117 LENNON PARKWAY DERRIMUT VIC 3026	\$975,000	19-Jun-23
123 LENNON PARKWAY DERRIMUT VIC 3026	\$895,000	24-May-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: 04 August 2023



**20 HEMSLEY DRIVE DEER PARK  
VIC 3023**

4 3 3

Sold Price

**\$1,300,000**

Sold Date

**23-May-23**

Distance

**1.8km**



**117 LENNON PARKWAY DERRIMUT  
VIC 3026**

4 2 2

Sold Price

<sup>RS</sup> **\$975,000**

Sold Date

**19-Jun-23**

Distance

**1.3km**



**123 LENNON PARKWAY DERRIMUT  
VIC 3026**

4 2 2

Sold Price

<sup>RS</sup> **\$895,000**

Sold Date

**24-May-23**

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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