

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

84 Windsor Boulevard, Derrimut, 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$ 790,000

&

\$ 860,000

Median sale price

Median price

\$ 616,000

House

X

Suburb

Derrimut

Period - From

March 2017

to

February 2018

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. 96 Windsor Boulevard, Derrimut, 3030	\$ 912,000	18/12/2017
2. 4 Blair Road, Derrimut, 3030	\$ 805,000	19/02/2018
3. 6 Bateman Close, Derrimut, 3030	\$820,000	23/09/2017