

# 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

13 Cashmere Court, Derrimut Vic 3026

### Indicative selling price

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

Range between \$525,000 & \$575,000

### Median sale price

Median price \$773,000 Property Type House Suburb Derrimut

Period - From 01/04/2023 to 30/06/2023 Source REIV

### 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 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	3 Ivy CI DERRIMUT 3026	\$713,000	26/04/2023
2	10 Sheryn St DERRIMUT 3026	\$610,000	04/07/2023
3	19 Appleby Loop DERRIMUT 3026	\$595,000	07/06/2023

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 six months.~~

This Statement of Information was prepared on:

26/07/2023 14:10

13 Cashmere Court, Derrimut Vic 3026

Tony Gerace  
03 9687 1344  
0411 121701  
tonygerace@burnham.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$525,000 - \$575,000

Median House Price

June quarter 2023: \$773,000

## Comparable Properties



3 Ivy CI DERRIMUT 3026 (REI/VG)

Agent Comments

3 2 2

Price: \$713,000

Method: Private Sale

Date: 26/04/2023

Property Type: House

Land Size: 318 sqm approx



10 Sheryn St DERRIMUT 3026 (REI)

Agent Comments

3 2 2

Price: \$610,000

Method: Private Sale

Date: 04/07/2023

Property Type: House



19 Appleby Loop DERRIMUT 3026 (REI/VG)

Agent Comments

3 2 2

Price: \$595,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

Land Size: 320 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.