

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

10 SHERYN STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Derrimut

Period-from

01 Mar 2022

to

28 Feb 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

26 EDMONDSWAW DRIVE DEER PARK VIC 3023

\$618,000

13-Feb-23

80 DUNCOMBE PARK WAY DEER PARK VIC 3023

\$647,000

09-Nov-22

6 LEEDS WALKWAY DERRIMUT VIC 3026

\$613,000

02-Jan-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: 20 March 2023

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**26 EDMONDSHAW DRIVE DEER
PARK VIC 3023**

Sold Price ^{RS} **\$618,000** Sold Date **13-Feb-23**

3 2 1

Distance **0.98km**



**80 DUNCOMBE PARK WAY DEER
PARK VIC 3023**

Sold Price **\$647,000** Sold Date **09-Nov-22**

3 2 2

Distance **0.86km**



**6 LEEDS WALKWAY DERRIMUT
VIC 3026**

Sold Price **\$613,000** Sold Date **02-Jan-23**

4 2 2

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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