

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 21 CAPESTHORNE DRIVE, DERRIMUT, VIC 3030

Indicative selling price

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

Price Range: \$620,000 to \$650,000

Median sale price

Median price \$560,000

House

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Unit

Suburb

DERRIMUT

Period 01 July 2016 to 30 June 2017

Source

 pricefinder

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
64 FOLEYS RD, DERRIMUT, VIC 3030	*\$657,000	19/09/2017
38 UPTON CIR, DERRIMUT, VIC 3030	*\$640,000	15/08/2017
25 JENNIFER CRT, DERRIMUT, VIC 3030	\$645,000	13/06/2017