

## 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

46 Windsor Boulevard Derrimut VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,177,250

Property type

Land

Suburb

Derrimut

Period-from

01 Sep 2018

to

31 Aug 2019

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

4 Blair Road Derrimut VIC 3026	\$805,000	17-Feb-18
6 Dartmouth Chase Derrimut VIC 3026	\$610,000	12-Jul-18
19 Bolton View Derrimut VIC 3026	\$690,000	14-Aug-19

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: 13 September 2019

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**4 Blair Road Derrimut VIC 3026**

Sold Price

**\$805,000**

Sold Date

**17-Feb-18**

4 2 2

Distance

**0.52km**



**6 Dartmouth Chase Derrimut VIC 3026**

Sold Price

**\$610,000**

Sold Date

**12-Jul-18**

3 2 2

Distance

**0.05km**



**19 Bolton View Derrimut VIC 3026**

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**14-Aug-19**

3 2 2

Distance

**0.38km**



**50 Hammerwood Avenue Derrimut VIC 3026**

Sold Price

- Sold Date

**19-Jul-18**

- - -

Distance

**0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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