

## 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 12 Sherrington Grange, Derrimut, 3030

### Indicative selling price

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

range between \$565,000 & \$ 595,000

### Median sale price

Median price \$ 533,000

House ☒

Suburb Derrimut

Period - From January 2017 to March 2017

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. 55 Westminster Parkway, Derrimut, 3030	\$ 565,000	06/03/2017
2. 88 Foleys Road, Derrimut, 3030	\$ 595,000	10/05/2017
3. 12 Conway Cross , Derrimut, 3030	\$ 595,000	28/03/2017

Property data source: RPData corelogic.com.au Generated on 19 June 2017