

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

13 Stirling Drive, Derrimut 3026

Indicative selling price

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

Single price

\$599,999

Median sale price

Median price

\$608,000

Property type

House

Suburb

Derrimut

Period - From

May 2019

to

July 2019

Source

APM - Pricerfinder

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 – 29 Appleby Loop, Derrimut	\$608,000	27/05/2019
2 – 3 Sheryn Street, Derrimut	\$678,000	22/08/2019
3 – 14 Edinburgh Way, Derrimut	\$650,000	17/07/2019

This Statement of Information was prepared on:

10/09/2019

Brian Mark

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