

## 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 16 Wigmore Street, 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 \$ 500,000 & \$ 550,000

### Median sale price

Median price \$ 597,800 House ☒ Suburb Derrimut  
Period - From Dec 2016 to Nov 2017 Source RPDData 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. 8 Ockley Chase, Derrimut, 3030	\$ 575,000	23/08/2017
2. 27 Fernhurst Avenue, Derrimut, 3030	\$ 510,000	27/07/2017
3. 19 Drummond Circuit, Derrimut, 3030	\$ 561,000	3/10/2017