

## 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

9 Kilburn Grove 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$653,000

Property type

House

Suburb

Derrimut

Period-from

01 Feb 2020

to

31 Jan 2021

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

7 Kilburn Grove Derrimut VIC 3026	\$680,000	19-Oct-19
79 Lennon Parkway Derrimut VIC 3026	\$703,000	22-Oct-20
17 Edinburgh Way Derrimut VIC 3026	\$719,000	22-Oct-20

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: 16 February 2021



**7 Kilburn Grove Derrimut VIC 3026** Sold Price **\$680,000** Sold Date **19-Oct-19**

 3  2  2

Distance **0.02km**



**79 Lennon Parkway Derrimut VIC 3026** Sold Price **\$703,000** Sold Date **22-Oct-20**

 4  2  2

Distance **0.47km**



**17 Edinburgh Way Derrimut VIC 3026** Sold Price **\$719,000** Sold Date **22-Oct-20**

 4  2  2

Distance **0.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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