

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 75 Capesthorpe Drive, Derrimut, VIC, 3030

Indicative selling price

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

range between

\$ 740,000

&

\$ 810,000

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. 46 Hammerwood Avenue, Derrimut, 3030	\$ 720,000	25/03/2017
2. 2 Scotney Crescent, Derrimut, 3030	\$ 825,000	11/02/2017
3. 4 Higgs Road, Derrimut, 3030	\$ 758,000	19/02/2017