

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

1 COLBY LINK DERRIMUT VIC 3026

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Derrimut

Period-from

01 Jun 2022

to

31 May 2023

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 BOTHWELL GREEN DERRIMUT VIC 3026	\$725,000	10-May-23
38 FERNHURST AVENUE DERRIMUT VIC 3026	\$723,000	03-May-23
16 HOWARD PLACE DEER PARK VIC 3023	\$710,000	25-Jan-23

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: 09 June 2023



7 BOTHWELL GREEN DERRIMUT VIC 3026

3 2 2

Sold Price

^{RS} **\$725,000** Sold Date **10-May-23**

Distance **0.47km**



38 FERNHURST AVENUE DERRIMUT VIC 3026

3 2 2

Sold Price

^{RS} **\$723,000** Sold Date **03-May-23**

Distance **0.66km**



16 HOWARD PLACE DEER PARK VIC 3023

3 2 2

Sold Price

\$710,000 Sold Date **25-Jan-23**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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