

## 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

33 LINCOLN DRIVE 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

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Derrimut

Period-from

01 Jan 2024

to

31 Dec 2024

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

1 SHERRINGTON GRANGE DERRIMUT VIC 3026	\$720,500	17-Aug-24
9 JOY AVENUE DERRIMUT VIC 3026	\$755,000	17-Nov-24
26 BOWMONT DRIVE DERRIMUT VIC 3026	\$730,000	27-Nov-24

OR

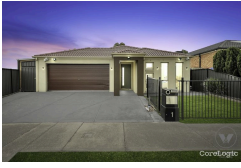
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 January 2025

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**1 SHERRINGTON GRANGE  
DERRIMUT VIC 3026**

 4  2  2

Sold Price **\$720,500** Sold Date **17-Aug-24**

Distance **0.41km**



**9 JOY AVENUE DERRIMUT VIC  
3026**

 4  2  2

Sold Price **\$755,000** Sold Date **17-Nov-24**

Distance **1.37km**



**26 BOWMONT DRIVE DERRIMUT  
VIC 3026**

 4  2  2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **27-Nov-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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