

## 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

23 TONBRIDGE CIRCLE DERRIMUT VIC 3026

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Derrimut

Period-from

01 Feb 2022

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 92 DUNCOMBE PARK WAY DEER PARK VIC 3023 | \$750,000 | 26-Nov-22 |
| 18 EXETER AVENUE DERRIMUT VIC 3026      | \$747,500 | 13-Jan-23 |
| 34 COLBY LINK DERRIMUT VIC 3026         | \$725,000 | 21-Sep-22 |

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: 01 February 2023



## 92 DUNCOMBE PARK WAY DEER PARK VIC 3023

4 2 2

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**26-Nov-22**

Distance

**0.86km**



## 18 EXETER AVENUE DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup>

**\$747,500**

Sold Date

**13-Jan-23**

Distance

**1.03km**



## 34 COLBY LINK DERRIMUT VIC 3026

4 2 2

Sold Price

**\$725,000**

Sold Date

**21-Sep-22**

Distance

**1.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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