

## 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

17 TANTALLON CRESCENT 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Derrimut

Period-from

01 May 2021

to

30 Apr 2022

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

5 PORTCHESTER GREEN DERRIMUT VIC 3026	\$945,000	12-Feb-22
23 WALMER ROAD DERRIMUT VIC 3026	\$950,000	20-Nov-21
10 HARLECH WAY DERRIMUT VIC 3026	\$910,000	06-Apr-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: 02 May 2022



## 5 PORTCHESTER GREEN DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup>

**\$945,000**

Sold Date

**12-Feb-22**

Distance

**0.36km**



## 23 WALMER ROAD DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup>**\$950,000**

Sold Date

**20-Nov-21**

Distance

**1km**



## 10 HARLECH WAY DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup>

**\$910,000**

Sold Date

**06-Apr-22**

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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