

## 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

3 HATFIELD COVE 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

\$640,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Derrimut

Period-from

01 Feb 2024

to

31 Jan 2025

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

2 BRENDA MEWS DERRIMUT VIC 3026	\$680,000	04-Nov-24
21 FERNHURST AVENUE DERRIMUT VIC 3026	\$655,000	08-Nov-24
9 DUNDAS STREET DERRIMUT VIC 3026	\$662,000	07-Sep-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: 11 February 2025



## 2 BRENDA MEWS DERRIMUT VIC 3026

Sold Price

**\$680,000**

Sold Date **04-Nov-24**

 3  2  1

Distance **0.63km**



## 21 FERNHURST AVENUE DERRIMUT VIC 3026

Sold Price

**\$655,000**

Sold Date **08-Nov-24**

 3  2  2

Distance **0.65km**



## 9 DUNDAS STREET DERRIMUT VIC 3026

Sold Price

**\$662,000**

Sold Date **07-Sep-24**

 3  2  2

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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