

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

5 PORTCHESTER GREEN 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Derrimut

Period-from

01 Mar 2023

to

29 Feb 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

35 HEMSLEY DRIVE DEER PARK VIC 3023

\$961,000

26-Oct-23

30 HATFIELD PLACE DEER PARK VIC 3023

\$982,500

11-Dec-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: 23 March 2024



**35 HEMSLEY DRIVE DEER PARK
VIC 3023**

5 2 2

Sold Price

\$961,000

Sold Date

26-Oct-23

Distance

1.49km



**30 HATFIELD PLACE DEER PARK
VIC 3023**

4 2 2

Sold Price

\$982,500

Sold Date

11-Dec-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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