

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

21 FERNHURST AVENUE 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

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Derrimut

Period-from

01 Nov 2023

to

31 Oct 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

9 DUNDAS STREET DERRIMUT VIC 3026	\$662,000	07-Sep-24
8 APSLEY VISTA DERRIMUT VIC 3026	\$650,000	13-Sep-24
21 JONAH PARADE DEER PARK VIC 3023	\$660,000	05-Aug-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: 01 November 2024



9 DUNDAS STREET DERRIMUT VIC 3026

Sold Price

\$662,000

Sold Date

07-Sep-24

3

2

2

Distance

0.38km



8 APSLEY VISTA DERRIMUT VIC 3026

Sold Price

\$650,000

Sold Date

13-Sep-24

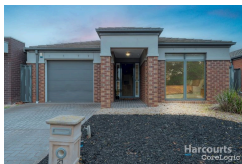
3

2

2

Distance

1.03km



21 JONAH PARADE DEER PARK VIC 3023

Sold Price

\$660,000

Sold Date

05-Aug-24

3

2

1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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