

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44/44 PAYNES BRIDGE ROAD DEREEL VIC 3352

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

\$180,000

&

\$190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Land

Suburb

Dereel

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

LOT 55 BANKSIA ROAD DEREEL VIC 3352	\$235,000	19-Aug-24
55 ACACIA ROAD DEREEL VIC 3352	\$260,000	11-Jun-24
SWANSON ROAD DEREEL VIC 3352	\$225,000	05-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31 January 2025



LOT 55 BANKSIA ROAD DEREEL VIC 3352

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Sold Price **\$235,000** Sold Date **19-Aug-24**

Distance **1.71km**



55 ACACIA ROAD DEREEL VIC 3352

- -

Sold Price **\$260,000** Sold Date **11-Jun-24**

Distance **3.15km**



SWANSON ROAD DEREEL VIC 3352

- -

Sold Price **\$225,000** Sold Date **05-Mar-24**

Distance **3.54km**

RS = Recent sale

UN = Undisclosed Sale

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