

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode	68 Foleys Road, Derrimut, 3030
---	--------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between	\$ 650,000	&	\$ 690,000
---------------	------------	---	------------

### Median sale price

Median price	\$ 605,000	House	<input checked="" type="checkbox"/>	Suburb	Derrimut
Period - From	1/4/2017	to	30/06/2017	Source	REIV propertydata.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 64 Foleys Road, Derrimut, 3030	\$657,000	28/09/2017
2. 13 Bateman Close, Derrimut, 3030	\$685,000	3/10/2017
3. 20 Bamburgh Street, Derrimut, 3030	\$675,000	26/09/2017

Property data source: RPData [corelogic.com.au](http://corelogic.com.au) Generated on 25 October 2017.