

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

6 GROSVENOR CRESCENT 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

House

Suburb

Derrimut

Period-from

01 Nov 2022

to

31 Oct 2023

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

4 KILBURN GROVE DERRIMUT VIC 3026	\$690,000	28-Oct-23
6 OCKLEY CHASE DERRIMUT VIC 3026	\$675,000	08-Nov-23
80 LENNON PARKWAY DERRIMUT VIC 3026	\$670,000	18-Aug-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: 28 November 2023

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4 KILBURN GROVE DERRIMUT VIC 3026

Sold Price

^{RS} **\$690,000**

Sold Date

28-Oct-23

4 2 2

Distance

0.27km



6 OCKLEY CHASE DERRIMUT VIC 3026

Sold Price

^{RS} **\$675,000**

Sold Date

08-Nov-23

3 2 2

Distance

0.72km



80 LENNON PARKWAY DERRIMUT VIC 3026

Sold Price

\$670,000

Sold Date

18-Aug-23

3 2 2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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