

## 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

10 ELIZA STREET DERRIMUT VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Derrimut

Period-from

01 Aug 2023

to

31 Jul 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

7 NUTWOOD CRESCENT DERRIMUT VIC 3026	\$700,000	21-Aug-24
11 APPLEBY LOOP DERRIMUT VIC 3026	\$710,000	02-Oct-23
96 FOLEYS ROAD DERRIMUT VIC 3026	\$720,000	22-Jul-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: 29 August 2024



## 7 NUTWOOD CRESCENT DERRIMUT VIC 3026

3 2 2

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**21-Aug-24**

Distance

**0.25km**



## 11 APPLEBY LOOP DERRIMUT VIC 3026

4 2 2

Sold Price

**\$710,000**

Sold Date

**02-Oct-23**

Distance

**0.57km**



## 96 FOLEYS ROAD DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup>

**\$720,000**

Sold Date

**22-Jul-24**

Distance

**0.78km**



## 18 PALMER PARADE DERRIMUT VIC 3026

4 2 2

Sold Price

**\$700,000**

Sold Date

**09-May-24**

Distance

**0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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