

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 GOSFORD GARDENS 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

\$690,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Derrimut

Period-from

01 Jul 2021

to

30 Jun 2022

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	\$716,000	01-Apr-22
15 NORTHAM GREEN DERRIMUT VIC 3026	\$702,000	08-Mar-22
16 CONWAY CROSS DERRIMUT VIC 3026	\$710,000	17-Jan-22

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: 11 July 2022



7 NUTWOOD CRESCENT DERRIMUT VIC 3026

3 2 2

Sold Price **\$716,000** Sold Date **01-Apr-22**

Distance **1.12km**



15 NORTHAM GREEN DERRIMUT VIC 3026

2 2 2

Sold Price **\$702,000** Sold Date **08-Mar-22**

Distance **1.27km**



16 CONWAY CROSS DERRIMUT VIC 3026

3 2 3

Sold Price **\$710,000** Sold Date **17-Jan-22**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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