

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

2 HADDON GREEN 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Derrimut

Period-from

01 May 2021

to

30 Apr 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

3 LAWN HILL AVENUE DERRIMUT VIC 3026	\$780,000	21-Dec-21
5 NORTHAM GREEN DERRIMUT VIC 3026	\$821,000	15-Dec-21
46 WESTMINSTER PARKWAY DERRIMUT VIC 3026	\$835,000	31-Mar-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: 07 May 2022



3 LAWN HILL AVENUE DERRIMUT VIC 3026

4 2 2

Sold Price

\$780,000

Sold Date

21-Dec-21

Distance

0.98km



5 NORTHAM GREEN DERRIMUT VIC 3026

4 3 2

Sold Price

\$821,000

Sold Date

15-Dec-21

Distance

0.33km



46 WESTMINSTER PARKWAY DERRIMUT VIC 3026

4 2 2

Sold Price

^{RS} **\$835,000**

Sold Date

31-Mar-22

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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