Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode 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 \$1,000,000 & \$1,100,000 Median sale price (*Delete house or unit as applicable) Median Price \$725,000 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	Property offered for sal	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$1,000,000 & \$1,100,000 Median sale price (*Delete house or unit as applicable) Median Price \$725,000 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:	Including suburb and	7 PORTCHESTER GREEN DERRIMUT VIC 3026						
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	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to						operty for sa	ale.
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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: 30 May 2022



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