

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

109 Camms Road, Dereel Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$779,000

&

\$819,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Dereel

Period - From

19/09/2023

to

18/09/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	33 Mckays La DEREEL 3352	\$750,000	09/05/2024
2	10 Wattle Rd DEREEL 3352	\$755,000	24/01/2024
3	213 Tantaus Rd DEREEL 3352	\$800,000	02/08/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

19/09/2024 12:33



4 2 2

Rooms: 8
Property Type: Land (Res)
Land Size: 76600 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$779,000 - \$819,000
Median House Price
19/09/2023 - 18/09/2024: \$600,000

Comparable Properties



33 Mckays La DEREEL 3352 (REI/VG)

[Agent Comments](#)

3 1 12

Price: \$750,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 80937.20 sqm approx



10 Wattle Rd DEREEL 3352 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$755,000
Method: Private Sale
Date: 24/01/2024
Property Type: House
Land Size: 80937.20 sqm approx



213 Tantaus Rd DEREEL 3352 (REI/VG)

[Agent Comments](#)

4 1 5

Price: \$800,000
Method: Private Sale
Date: 02/08/2023
Property Type: House
Land Size: 21853.04 sqm approx