

## 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

31 CAREW WAY 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

\$690,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,000

Property type

House

Suburb

Derrimut

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 ICKWORTH CRESCENT DERRIMUT VIC 3026	\$735,786	22-Apr-23
5 DRUMMOND CIRCUIT DERRIMUT VIC 3026	\$712,000	11-May-23
38 FERNHURST AVENUE DERRIMUT VIC 3026	\$723,000	12-Apr-23

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: 02 October 2023



#### 4 ICKWORTH CRESCENT DERRIMUT VIC 3026

 4  2  2

Sold Price

**\$735,786**

Sold Date

**22-Apr-23**

Distance

**0.1km**


#### 5 DRUMMOND CIRCUIT DERRIMUT VIC 3026

 3  2  2

Sold Price

**\$712,000**

Sold Date

**11-May-23**

Distance

**0.57km**


#### 38 FERNHURST AVENUE DERRIMUT VIC 3026

 3  2  2

Sold Price

**\$723,000**

Sold Date

**12-Apr-23**

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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