

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

5 TAUNTON GROVE 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

\$675,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

Property type

House

Suburb

Derrimut

Period-from

01 Nov 2023

to

31 Oct 2024

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

9 GOSFORD GARDENS DERRIMUT VIC 3026	\$677,000	23-Sep-24
51 FOLEYS ROAD DEER PARK VIC 3023	\$701,000	09-Nov-24
92 HATCHLANDS DRIVE DEER PARK VIC 3023	\$680,000	28-Sep-24

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: 12 November 2024



9 GOSFORD GARDENS DERRIMUT VIC 3026

3 2 2

Sold Price

\$677,000

Sold Date

23-Sep-24

Distance

1.17km



51 FOLEYS ROAD DEER PARK VIC 3023

3 2 2

Sold Price

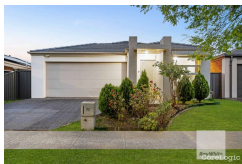
^{RS} **\$701,000**

Sold Date

09-Nov-24

Distance

1.47km



92 HATCHLANDS DRIVE DEER PARK VIC 3023

3 2 2

Sold Price

^{RS} **\$680,000**

Sold Date

28-Sep-24

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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