

## 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

16 Sherrington Grange Derrimut VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$659,000

Property type

House

Suburb

Derrimut

Period-from

01 May 2020

to

30 Apr 2021

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

|   |           |           |
|---|-----------|-----------|
| 59 Chartwell Crescent Derrimut VIC 3026 | \$612,000 | 08-Jan-21 |
| 10 Portchester Green Derrimut VIC 3026  | \$615,000 | 25-Nov-20 |
| 11 Gosford Gardens Derrimut VIC 3026    | \$580,000 | 19-Jan-21 |

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: 04 May 2021



**59 Chartwell Crescent Derrimut VIC 3026**

Sold Price

**\$612,000**

Sold Date

**08-Jan-21**

 3
  2
  2

Distance

**0.99km**



**10 Portchester Green Derrimut VIC 3026**

Sold Price

**\$615,000**

Sold Date

**25-Nov-20**

 4
  2
  2

Distance

**1.07km**



**11 Gosford Gardens Derrimut VIC 3026**

Sold Price

**\$580,000**

Sold Date

**19-Jan-21**

 3
  2
  2

Distance

**1.22km**

RS = Recent sale

UN = Undisclosed Sale

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