

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 45 Pembroke Crescent, Derrimut, 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$630,000 & \$ 690,000

### Median sale price

Median price \$605,500

House ☒

Suburb Derrimut

Period - From January 2017 to December 2017

Source RPData corelogic.com.au

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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. 7 Bateman Close , Derrimut, 3030	\$660,000	30/09/2017
2. 64 Foleys Road, Derrimut, 3030	\$657,000	28/09/2017
3. 20 Bamburgh Street, Derrimut, 3030	\$675,000	11/09/2017