

## 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

52 Manderston Avenue, Derrimut, 3030
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### Indicative selling price

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

range between

\$ 610,000
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 & 

\$ 670,000
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### Median sale price

Median price

\$605,500
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House

X
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Suburb

Derrimut
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Period - From

Feb 2017
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 to 

Jan 2018
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Source

RPData corelogic.com.au
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### 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. 23 Hermitage Parade, Derrimut, 3030	\$658,000	4/10/2017
2. 64 Foleys Road, Derrimut, 3030	\$657,000	28/09/2017
3. 22 Palmer Parade, Derrimut, 3030	\$650,000	13/11/2017