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## STATEMENT OF INFORMATION

Prepared on 14 Aug 2018

### HOUSE Offered for Sale

1 St Leonards Avenue Derrimut VIC 3030

5 2 2

### Indicative Selling Price

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

Single Price \$888,000

### Median Sale Price

\$645,000 Houses in Derrimut between Aug 2017 - Jul 2018

Source: CoreLogic

### Comparable Property Sales

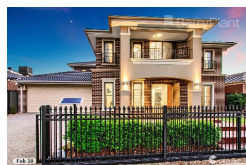
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**33 Hammerwood Avenue Derrimut VIC 3030** Sold Price **\$868,000** Sold Date **17-Apr-18**  
 4 3 2 Distance **0.37km**



**22 Upton Circle Derrimut VIC 3030** Sold Price **\$785,000** Sold Date **05-May-18**  
 4 2 2 Distance **0.79km**



**59 Maxwellton Circuit Derrimut VIC 3030** Sold Price **\$975,000** Sold Date **17-Mar-18**  
 3 4 2 Distance **0.91km**

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