

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

32 SINCLAIR GREEN 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Derrimut

Period-from

01 Mar 2022

to

28 Feb 2023

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

18 EXETER AVENUE DERRIMUT VIC 3026	\$747,500	19-Dec-22
16 HOWARD PLACE DEER PARK VIC 3023	\$710,000	25-Jan-23
7 WIGMORE STREET DERRIMUT VIC 3026	\$699,000	28-Nov-22

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: 02 March 2023



18 EXETER AVENUE DERRIMUT VIC 3026

Sold Price

\$747,500

Sold Date

19-Dec-22

 4  2  2

Distance

0.87km



16 HOWARD PLACE DEER PARK VIC 3023

Sold Price

^{RS} **\$710,000**

Sold Date

25-Jan-23

 3  2  2

Distance

0.48km



7 WIGMORE STREET DERRIMUT VIC 3026

Sold Price

\$699,000

Sold Date

28-Nov-22

 3  2  2

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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