

## 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

115 LENNON PARKWAY 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Derrimut

Period-from

01 Apr 2021

to

31 Mar 2022

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

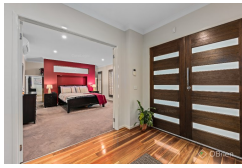
Date of sale

9 SINCLAIR GREEN DERRIMUT VIC 3026	\$866,000	06-Nov-21
5 NORTHAM GREEN DERRIMUT VIC 3026	\$821,000	15-Dec-21
46 WESTMINSTER PARKWAY DERRIMUT VIC 3026	\$835,000	31-Mar-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: 27 April 2022



**9 SINCLAIR GREEN DERRIMUT VIC 3026** Sold Price **\$866,000** Sold Date **06-Nov-21**

4 2 2

Distance **0.33km**



**5 NORTHAM GREEN DERRIMUT VIC 3026** Sold Price **\$821,000** Sold Date **15-Dec-21**

4 3 2

Distance **0.36km**



**46 WESTMINSTER PARKWAY DERRIMUT VIC 3026** Sold Price <sup>RS</sup> **\$835,000** Sold Date **31-Mar-22**

4 2 2

Distance **0.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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