

## 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

11 SUDLEY ROAD DERRIMUT VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Derrimut

Period-from

01 Sep 2021

to

31 Aug 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

7 NUTWOOD CRESCENT DERRIMUT VIC 3026	\$716,000	01-Apr-22
6 GOSFORD GARDENS DERRIMUT VIC 3026	\$712,000	18-Jul-22
21 CAREW WAY DERRIMUT VIC 3026	\$690,000	02-Sep-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: 17 September 2022



## 7 NUTWOOD CRESCENT DERRIMUT VIC 3026

3 2 2

Sold Price **\$716,000** Sold Date **01-Apr-22**

Distance **1.11km**



## 6 GOSFORD GARDENS DERRIMUT VIC 3026

3 2 2

Sold Price **\$712,000** Sold Date **18-Jul-22**

Distance **1.6km**



## 21 CAREW WAY DERRIMUT VIC 3026

3 2 2

Sold Price <sup>RS</sup> **\$690,000** Sold Date **02-Sep-22**

Distance **0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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