

## 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

23 BOLTON VIEW 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

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Derrimut

Period-from

01 Apr 2022

to

31 Mar 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

6 PENRHOS PLACE DERRIMUT VIC 3026	\$829,000	18-Jan-23
8 DRUM STREET DERRIMUT VIC 3026	\$770,000	11-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: 17 April 2023



## 6 PENRHOS PLACE DERRIMUT VIC 3026

Sold Price

**\$829,000**

Sold Date

**18-Jan-23**

 4  2  2

Distance

**0.56km**



## 8 DRUM STREET DERRIMUT VIC 3026

Sold Price

**\$770,000**

Sold Date

**11-Nov-22**

 4  2  2

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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