

## 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

6 PENRHOS PLACE 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Derrimut

Period-from

01 Dec 2021

to

30 Nov 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

6 COLCHESTER VISTA DERRIMUT VIC 3026	\$860,000	18-Nov-22
10 SUDLEY ROAD DERRIMUT VIC 3026	\$855,000	06-Aug-22
24 EXETER AVENUE DERRIMUT VIC 3026	\$805,000	09-Jul-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: 21 December 2022



## 6 COLCHESTER VISTA DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup> \$860,000

Sold Date

18-Nov-22

Distance

0.85km



## 10 SUDLEY ROAD DERRIMUT VIC 3026

4 2 2

Sold Price

\$855,000

Sold Date

06-Aug-22

Distance

0.41km



## 24 EXETER AVENUE DERRIMUT VIC 3026

4 2 2

Sold Price

\$805,000

Sold Date

09-Jul-22

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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