

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

16 Drummond Circuit, Derrimut Vic 3026

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$640,000 Property Type House Suburb Derrimut

Period - From 01/10/2018 to 30/09/2019 Source REIV

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 six 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
1	28 Sherrington Grng DERRIMUT 3026	\$575,000	14/06/2019
2	4 Peveril Av DERRIMUT 3026	\$570,000	27/05/2019
3	35 Manderston Av DERRIMUT 3026	\$530,000	27/07/2019

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 six months.~~

This Statement of Information was prepared on:

22/10/2019 17:24



4 2 2

Property Type: House

Land Size: 447 sqm approx

Agent Comments

Comparable Properties



28 Sherrington Grng DERRIMUT 3026 (VG)

Agent Comments

3 - -

Price: \$575,000

Method: Sale

Date: 14/06/2019

Property Type: House (Res)

Land Size: 411 sqm approx

4 Peveril Av DERRIMUT 3026 (VG)

Agent Comments

4 - -

Price: \$570,000

Method: Sale

Date: 27/05/2019

Property Type: House (Res)

Land Size: 400 sqm approx

35 Manderston Av DERRIMUT 3026 (REI/VG)

Agent Comments

4 2 2

Price: \$530,000

Method: Auction Sale

Date: 27/07/2019

Property Type: House (Res)

Land Size: 359 sqm approx